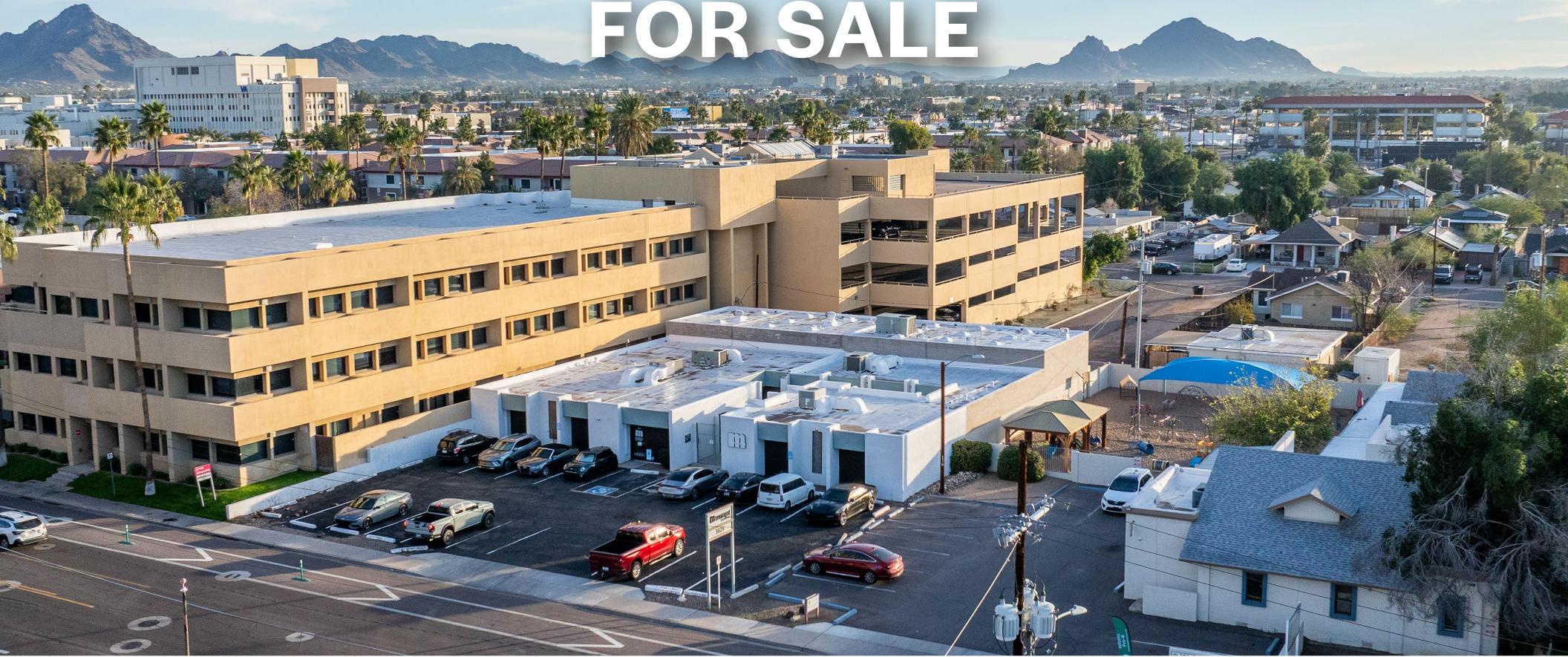


3829 N. 3RD STREET | PHOENIX, ARIZONA 85012

OWNER/USER FLEX BUILDING FOR SALE



Chad Neppl

Senior Vice President
602.695.4909
cnepl@citywidecre.com

Vince Utucu

Sales & Leasing
773.807.6674
vince@citywidecre.com

2122 East Highland Avenue, Suite 225 • Phoenix, Arizona 85016 602.313.1000 • citywidecre.com

citywide
COMMERCIAL REAL ESTATE

All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice and to any special listing conditions, including the rate and manner of payment of commissions for particular offerings imposed by principals or agreed to by the company, the terms of which are available to interested principals or brokers. All dimensions are approximate. Owner and/or Broker make no representations expressed or implied as to the accuracy of floor plan/site plan dimensions.

PROPERTY DETAILS

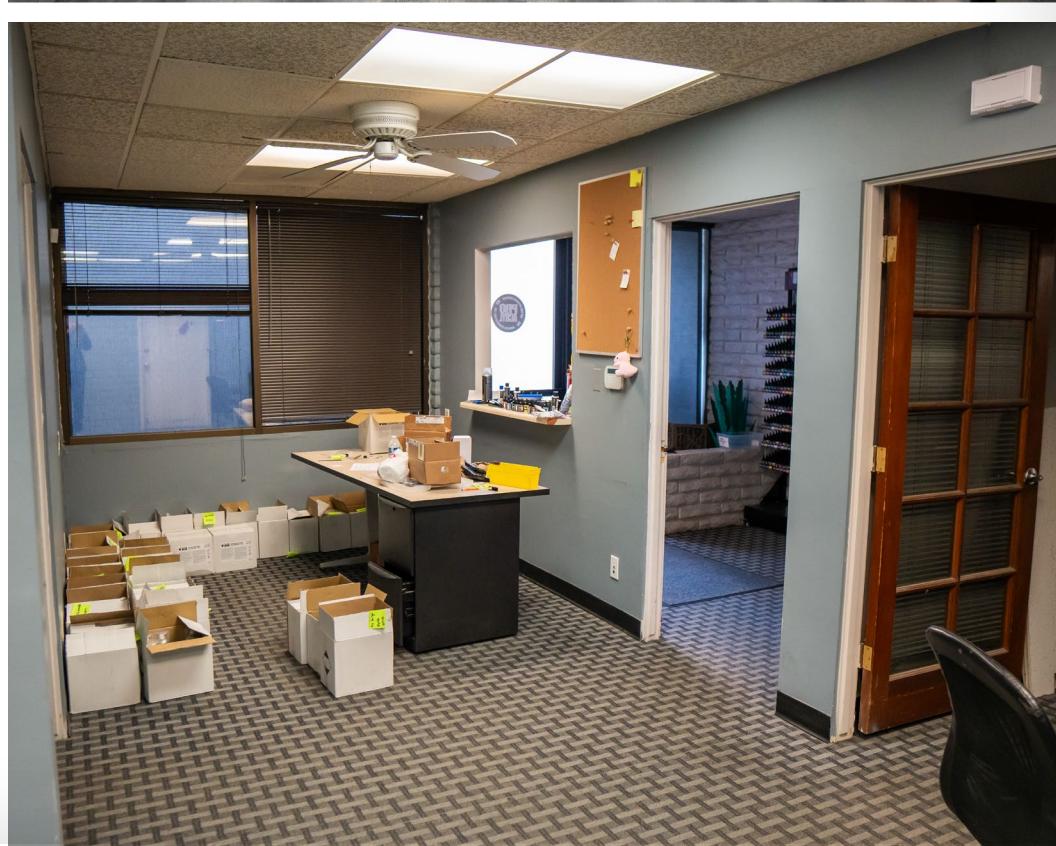
- +/- 8,786 Square Foot Building
- +/- 18,100 Square Foot Lot (0.42 Acres)
- Sale Price: \$1,900,000 (\$216 PSF)
- Owner/User Opportunity - Possible Seller Financing
- Multi or Single Tenant Capable
- 70% Office, 30% Warehouse
- 14' Clear
- 9 Offices, 6 Restrooms, Kitchen
- Two 12' x 10' Grade Level Doors
- Mezzanine for Storage
- Monument Signage Available
- 50% HVAC in Warehouse
- C-2 Zoning, City of Phoenix



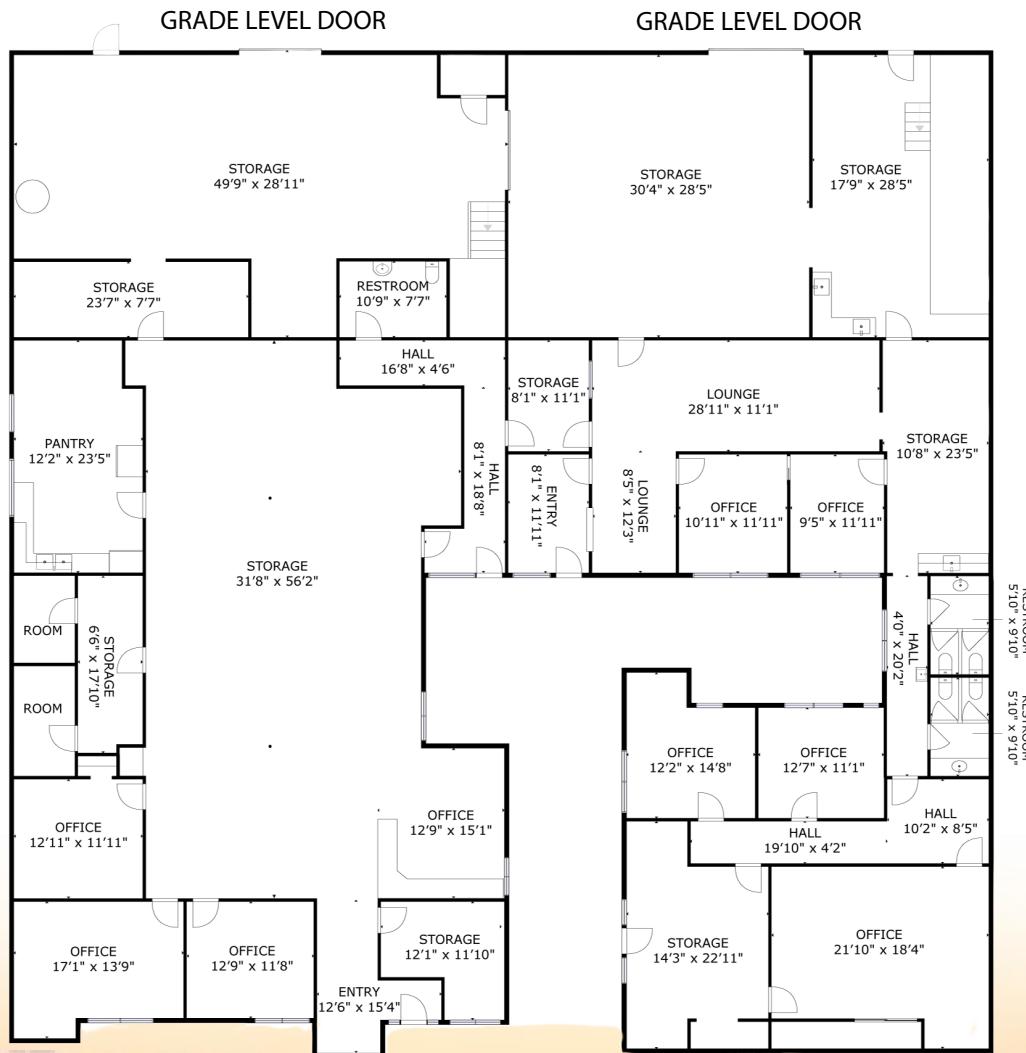
Chad Neppl
Senior Vice President
602.695.4909
cneppl@citywidecre.com

Vince Utucu
Sales & Leasing
773.807.6674
vince@citywidecre.com





FLOOR PLAN



Chad Neppi
Senior Vice President
602.695.4909
cneppi@citywidecre.com

Vince Utucu
Sales & Leasing
773.807.6674
vince@citywidecre.com