1601 S 35TH AVENUE

±40,719 SF FOR SUBLEASE

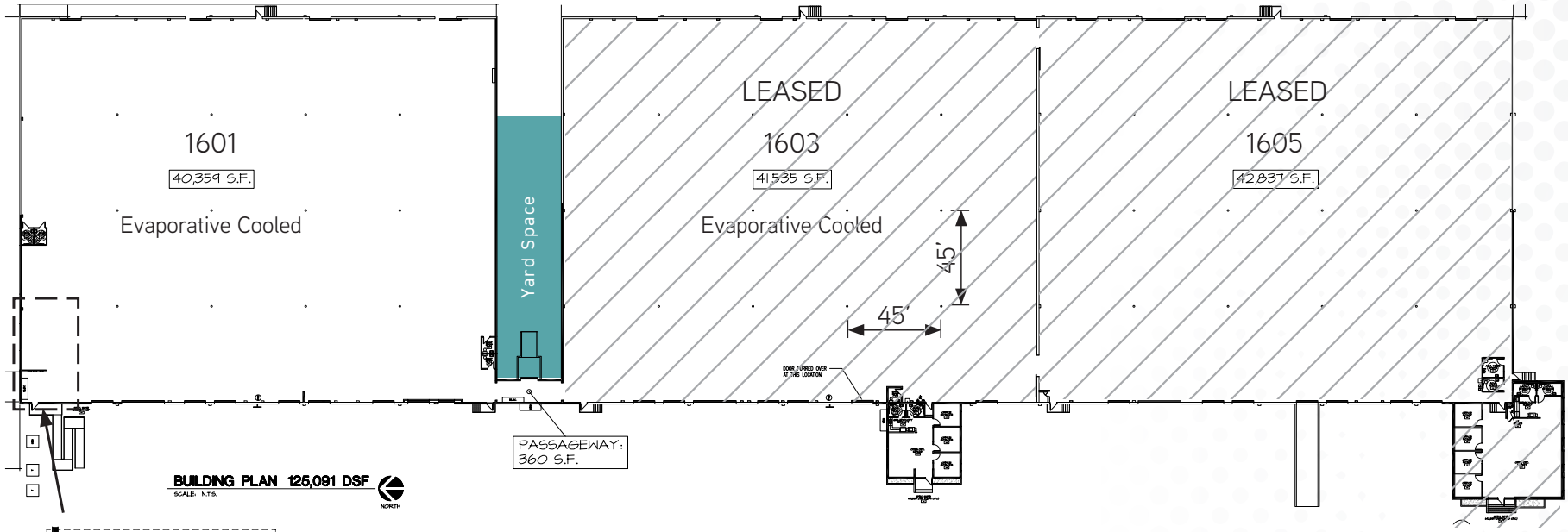
Reduced Rate/Cheapest Sublease in Southwest Phoenix
Short Term & Flexible Leasing Available

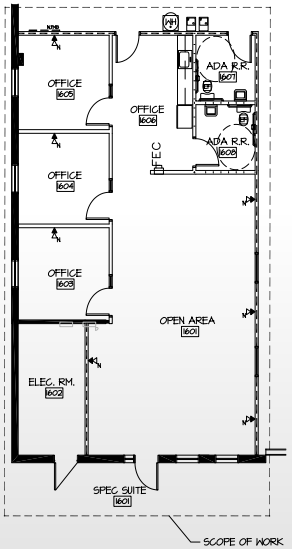
PHOENIX, AZ

CBRE

±40,719 SF Sublease

1601 S 35th Avenue, Phoenix AZ





SPEC SUITE #1601
SCALE: 1/4"=1'-0"
NORTH

SITE PLAN NOT TO SCALE, ALL MEASUREMENTS ARE APPROXIMATE

- ±125,091 SF Building
- ±40,719 SF Available
- ±1,366 SF Spec Suite
- 10 Dock High Doors
- ±45' x ±45' Column Spacing
- 3,000 Amps Power
- EVAP Cooled Warehouse
- Southwest Gas Service
- Century Link & Cox Business Services Available
- T-5 Warehouse Lighting
- ESFR Sprinklers
- R-30 Roof Deck Insulation
- Fenced, Secured Lot
- Yard Space
- Sublease Expires 4/30/2028

LOCATION HIGHLIGHTS

1601 S 35th Avenue, Phoenix AZ

6 Minutes to Interstate I-10	10 Minutes to Loop 202	10 Minutes to Interstate I-17	15 Minutes to Phoenix Sky Harbor International Airport	15 Minutes to Route 60

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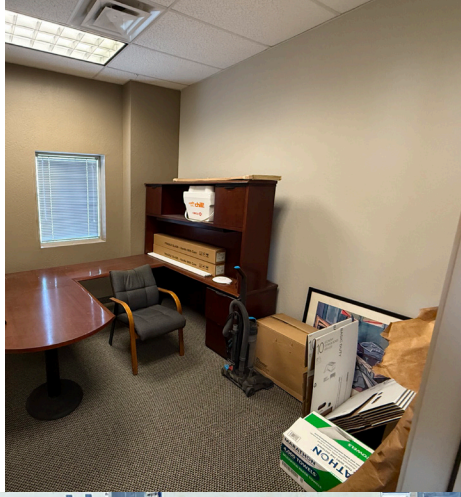

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