



Colliers

For Sale

# Freestanding Industrial Building

3611 W. Cambridge Ave, Phoenix, AZ

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# Property Profile

3611 W. Cambridge Avenue

This centrally located  $\pm 14,445$  SF industrial building with ample office space offers a unique opportunity for either owner-user or investment buyers.

**Building Area**  $\pm 14,445$  Square Feet (SF)

**Office Area**  $\pm 4,645$  SF in Two Stories

**Lot Area** 0.75 Acres (AC)

**Cooling** Evaporative Coolers in Warehouse

**Year Built** 1998

**Clear Height** 18'

**Loading** Three (3) 10'x14' Grade-Level Doors

**Zoning** Ind-PK, City of Phoenix

**Power** 600 Amp, 120/208V, 3 Phase

**Additional Details**

- LED lighting
- 23 auto parking stalls
- Concrete yard



Large lot  
with ample  
parking



Convenient  
access to US-60,  
I-17, and I-10



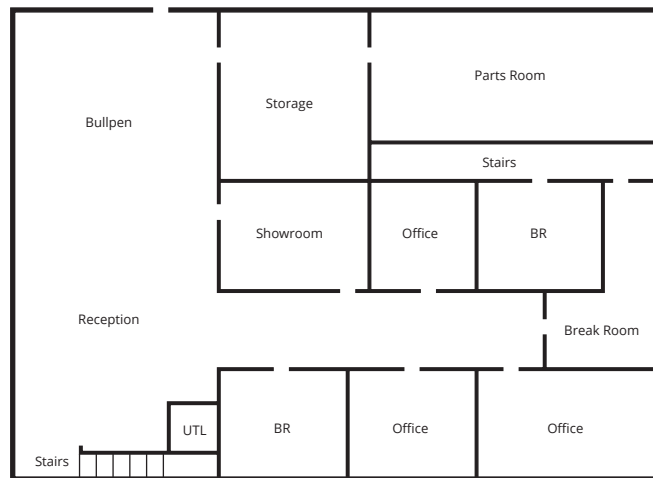
Central Phoenix  
location



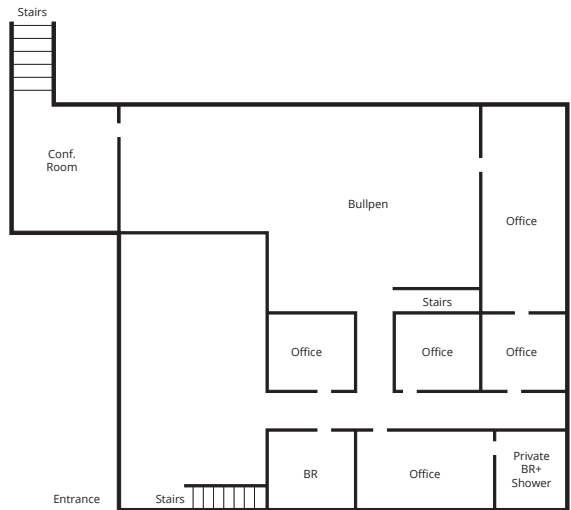
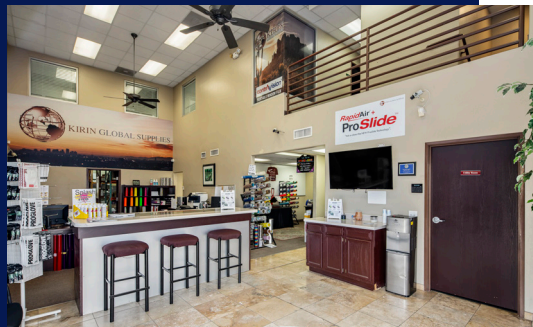
Freestanding  
facility with quality  
office presence



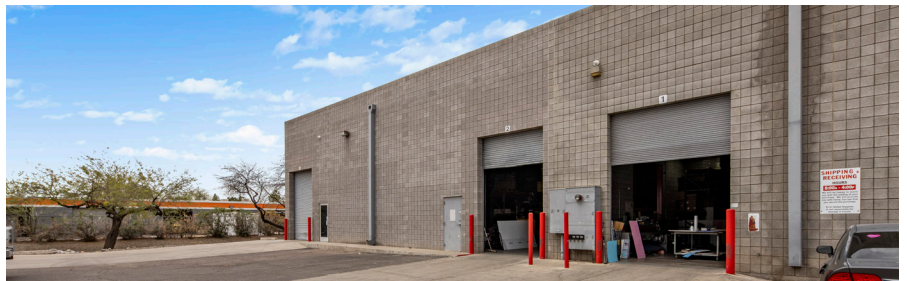
# Floor Plans



First Floor



Second Floor



Large lot  
with ample  
parking



Convenient  
access to US-60,  
I-17, and I-10



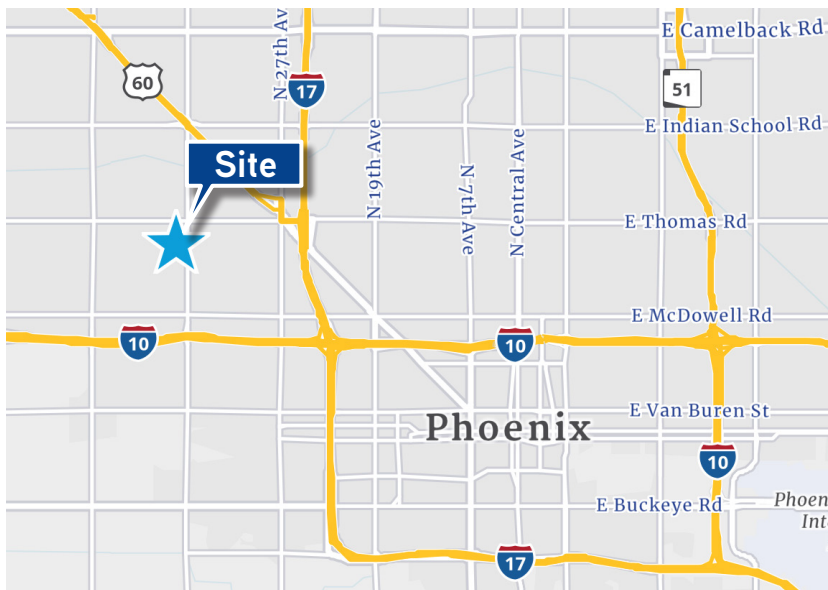
Central Phoenix  
location



Freestanding  
facility with quality  
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# Easy access to central corridor



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