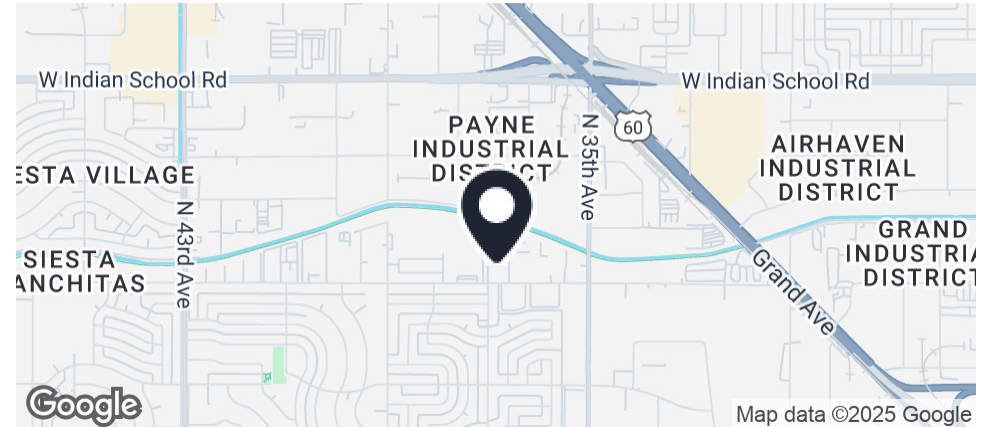


3654 W OSBORN RD

Phoenix, AZ 85019

AIR-CONDITIONED INDUSTRIAL WAREHOUSE FOR LEASE



PROPERTY DESCRIPTION

- Excellent Freeway Access
- Clear Height: 18'
- 100% Air Conditioned
- Gated Loading Area
- Fire Sprinklered

OFFERING SUMMARY

Available SF: 15,000 ±SF

SUITE 1-2 - 15,000 ±SF

- Reception, Four (4) Offices and Will Call
- Four (4) Restrooms
- Air-Conditioned Warehouse
- Bonus Mezzaning Storage
- Truckwell and Two (2) 12'x12' and One (1) 14'x14' +/- Grade Level Doors
- 277/480 3-Phase Power

2150 East Highland Avenue, Suite 207, Phoenix, AZ 85016 // 602.955.3500 // cutlercommercial.com

ROD CROTTY

Associate Broker
602.386.1225 (D)
rcrotty@cutlercommercial.com

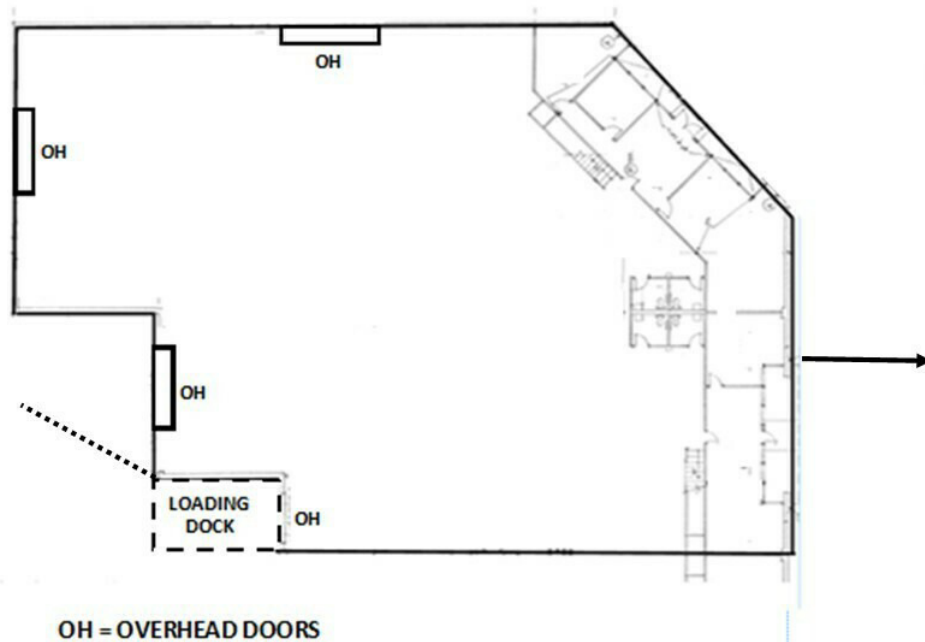


All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice and to any special listings conditions, including the rate and manner of payment of commissions for particular 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.

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