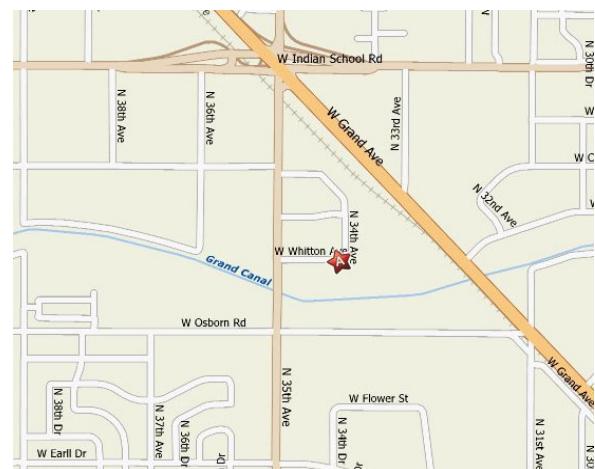


# AVAILABLE

## 3409 W. Whitton Avenue 6,000 Sq. Ft.

### Features:

- Located just min. from I-10 & I-17 freeways
- 3,000 sq. ft. a/c office area (Showroom, bullpen, 6 offices, breakroom, 2 restrooms)
- 3,000 sq. ft. +/- evap. cooled warehouse
- 16' Minimum clear height
- Two (2) 12' x 12' grade doors
- Concrete tilt construction
- Excellent accessibility
- 200 amps, 120/208 volt, 3 phase power
- Building Signage
- Competitive Gross Rental Rates



**Arizona  
Industrial  
Properties**

5100 N. 40<sup>th</sup> Street  
Phoenix, Arizona 85018  
(602) 438-8000  
(602) 438-7940 fax  
[www.azindprop.com](http://www.azindprop.com)

For More Information Contact:

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**(602) 438-8000**  
[randy@azindprop.com](mailto:randy@azindprop.com)

## No CAM's

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12' x 12' Grade Door

12' x 12' Grade Door

Warehouse  
48' x 60'

6' x 8'

Kitchen  
10' x 17'

Conference Room  
12' x 24'

10' x 11'

10' x 11'

10' x 11'

10' x 14'

13' x 15'

12' x 15'

15' x 16'

Drawing Not To Scale

3409 W. Whitton Avenue  
Approx. 6,000 sq. ft.