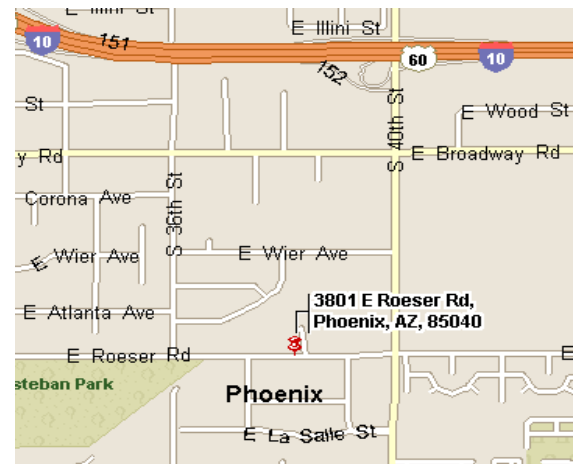


AVAILABLE

3801 E. Roeser Road, #6-7
10,010 Sq. Ft.

Features:

- Located just min. from I-10, 202 & I-17 freeways
- 1,200 sq. ft. a/c office area (Reception/showroom, 3 offices, conference room & 4 RR)
- 8,810 sq. ft. +/- evaporative cooled warehouse
- 18' Minimum clear height
- Three (3) 12' x 14' grade door
- GCP Zoning, City of Phoenix
- 400 amps, 120/208 volt, 3 phase power
- Adjacent Double-wide Truckwell
- **Competitive Gross Rental Rates**



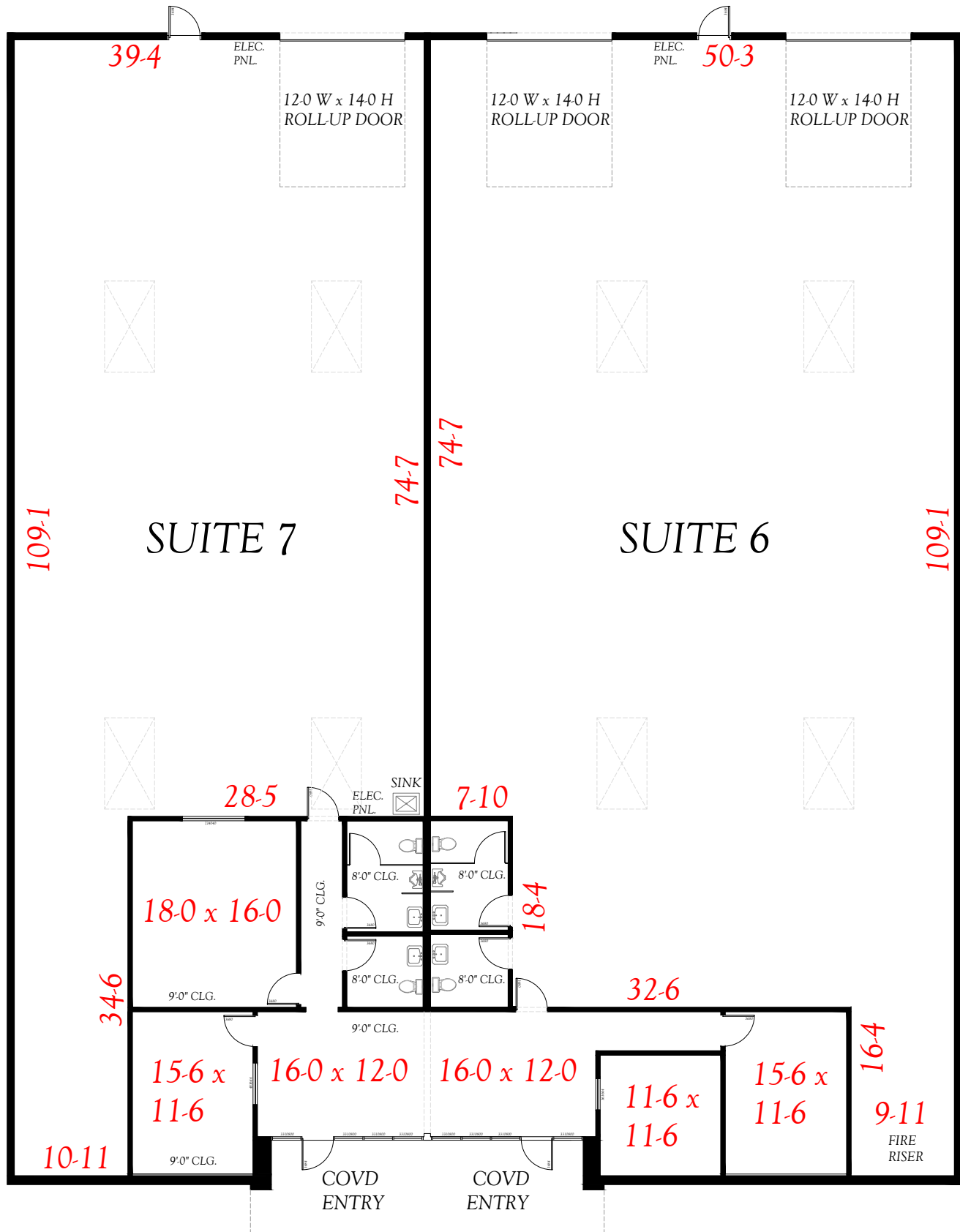
5100 N. 40th Street
Phoenix, Arizona 85018
(602) 438-8000
(602) 438-7940 fax
www.azindprop.com

For More Information Contact:

Randy S. Warner
(602) 438-8000
randy@azindprop.com

No CAM's

The information contained herein has been obtained from sources we deem reliable. However, no warranties or representations, expressed or implied, are made as to the accuracy of any information contained herein, and the information is subject to errors and omissions. This information is also subject to change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.



TOTAL SF: 10,010

3801 E. ROESER RD., SUITE #6 & #7
Phoenix, Arizona 85040



**Arizona
Industrial
Properties**

Randy S. Warner
randy@azindprop.com

602.438.8000 (office)
602.438.7832 (direct)
602.438.7040 (fax)
602.882.6666 (cell)

