

# 3161 NORTH 33RD AVENUE

Phoenix, AZ 85017

## FLEX BUILDING FOR LEASE



### PROPERTY DESCRIPTION

- 100% Air-Conditioned Drop Ceiling Interior
- A-2 Zoning (Heavy Industrial)
- Four (4) Grade Level  $\pm 10' \times 10'$  Loading Doors
- 1,600 AMP  $\pm 120/208V$ , 3-Phase Power
- $\pm 16'$  +/- Clear Height
- Fire Sprinklered
- Fenced Parking/Yard Capability
- 83 Site Parking Spaces (4.15/100  $\pm$  SQ FT) - Ability to add More
- 70 +/- Additional Parking Spaces Available on South Neighboring Lot for a total of 153 Spaces or 7.63/1000 +/-

### OFFERING SUMMARY

Available SF:	19,950 $\pm$ SF
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2150 East Highland Avenue, Suite 207, Phoenix, AZ 85016 // 602.955.3500 // [cutlercommercial.com](http://cutlercommercial.com)

### ROD CROTTY

Associate Broker  
602.386.1225 (D)  
[rcrotty@cutlercommercial.com](mailto:rcrotty@cutlercommercial.com)

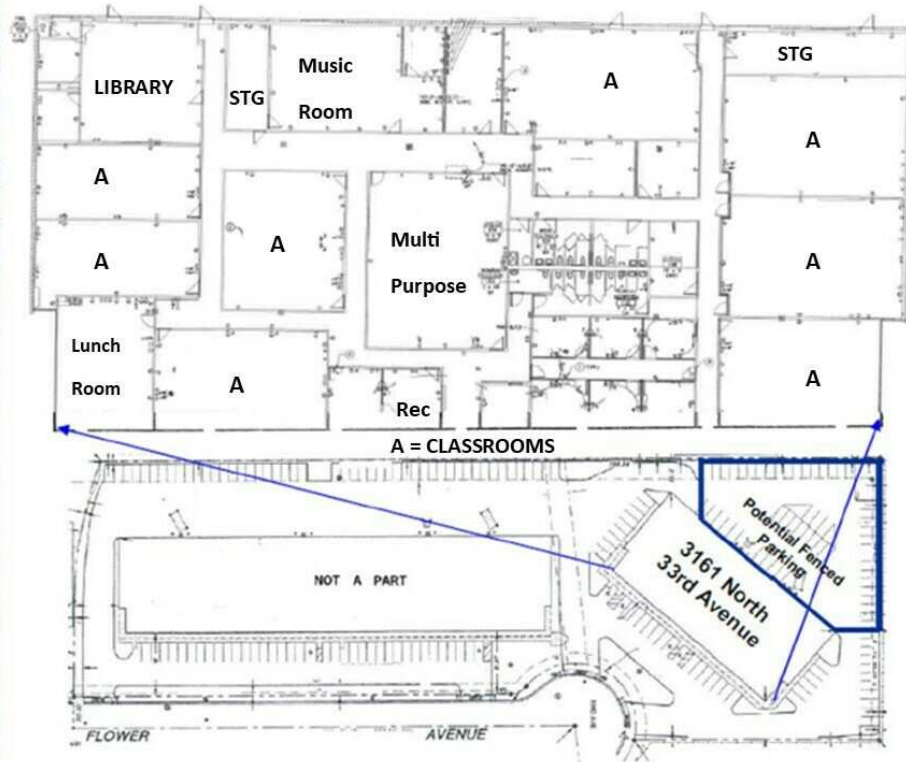


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ADDITIONAL PARKING SOUTH LOT ↓

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