

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

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

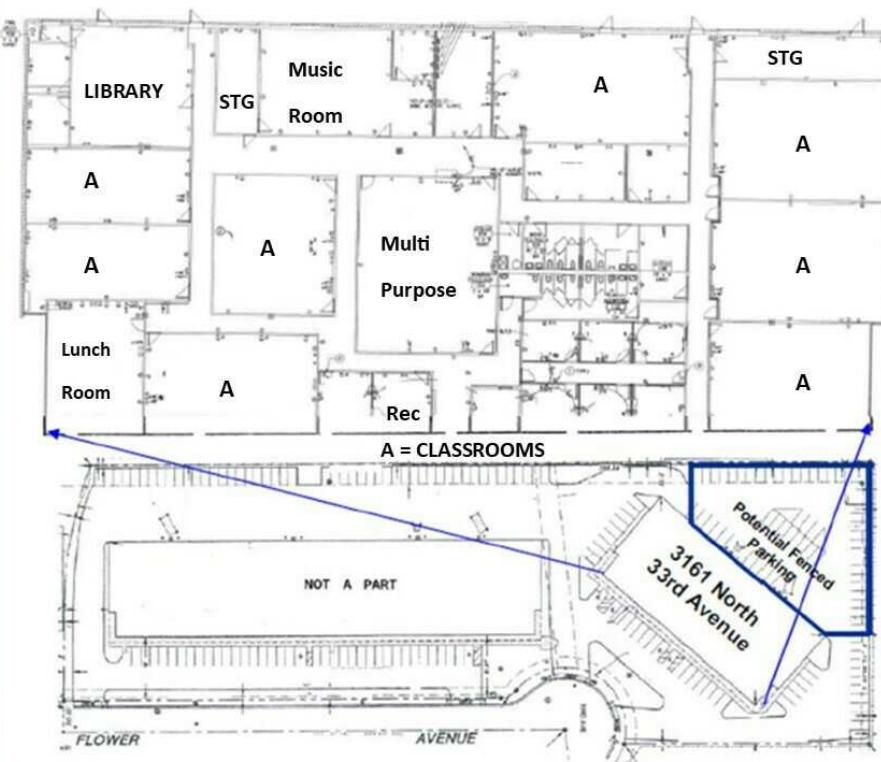


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