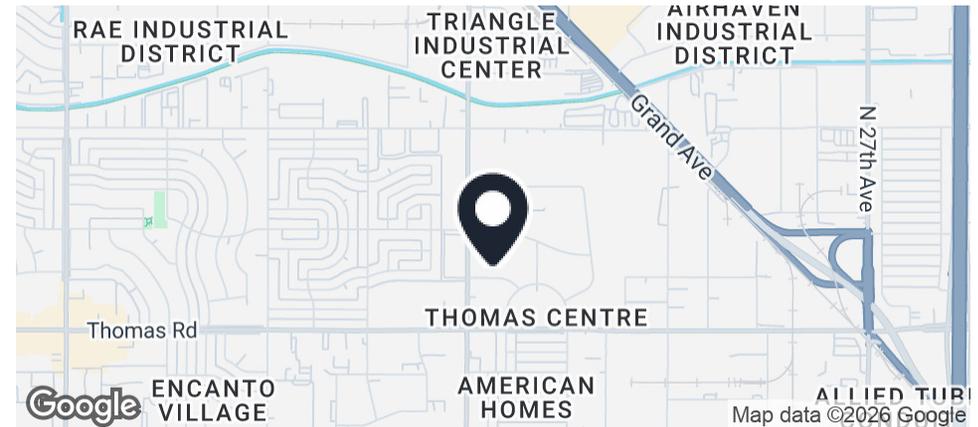


3001 - 3027 N. 35TH AVE & 3440 W CATALINA AVE

Phoenix, AZ 85017

OFFICE BUILDING FOR LEASE



PROPERTY HIGHLIGHTS

- ±30% OFFICE/ ±70% WAREHOUSE (EVAP COOLED)
- TWO ±10' X 10' GRADE LEVEL DOORS
- ±14' CLEAR HEIGHT
- 120/208 V, 3-PHASE ELECTRIC
- END CAP UNIT
- FENCED & GATED PARKING
- 35TH AVENUE FRONTAGE AVAILABLE

3011 N 35TH AVE - ±4,982 SF

- Showroom
- Evap Cooled Warehouse
- Two 10'x10' (2) Grade Level Roll Up Doors
- Common Fenced Parking

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

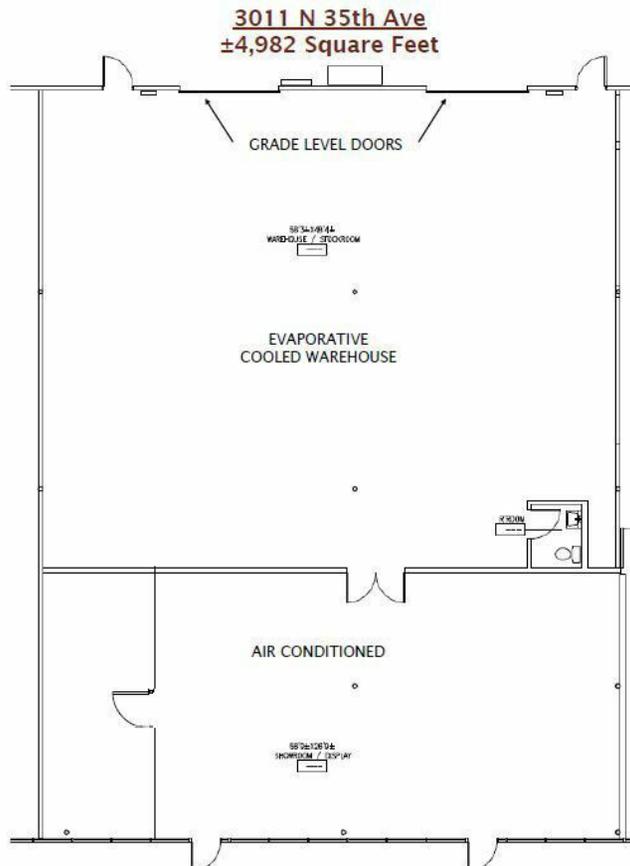


All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice and to any special listings conditions, including the rate and manner of payment of commissions for particular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