

# FOR LEASE

**3309 WEST CATALINA DRIVE**  
PHOENIX, ARIZONA 85017

## PROPERTY OVERVIEW

- 2,888 Square Feet
- \$1.10 Per Square Foot, Modified Gross
- Reception, 3 Offices, 2 Restrooms
- Evaporative Cooled Warehouse
- 14' Clear Height
- Flexible Industrial Park Zoning
- 3 Phase Power
- 10' x 10' Grade Level Loading

### Adam Shteir

Partner

602.769.0521

adam@citywidecre.com

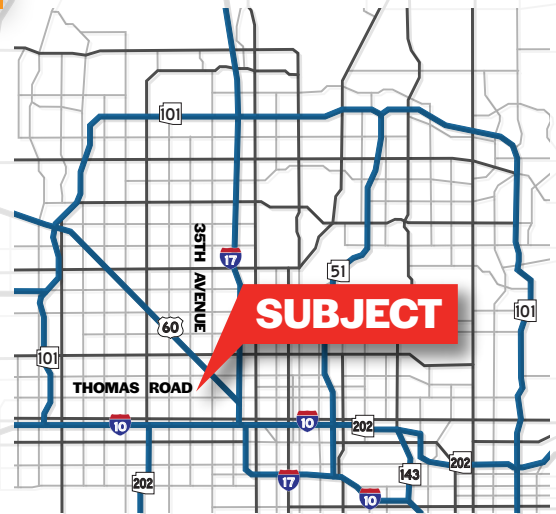
### Todd Hamilton, SIOR, CCIM

Managing Partner/Designated Broker

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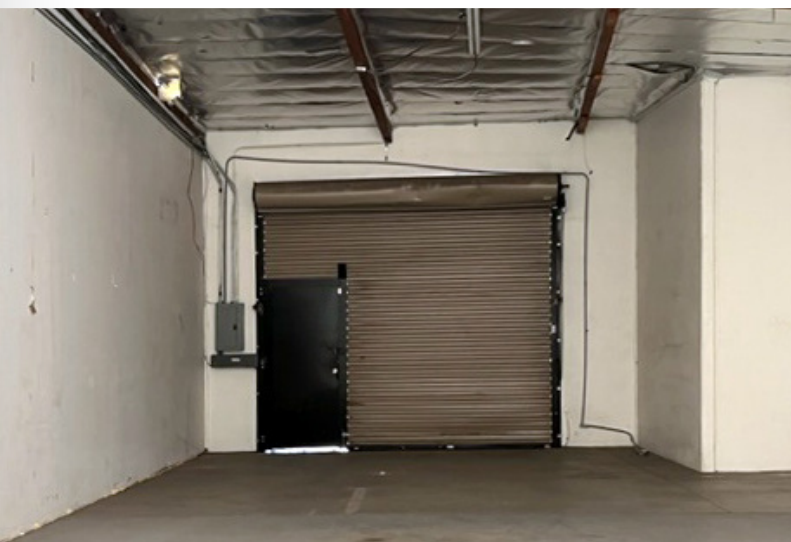
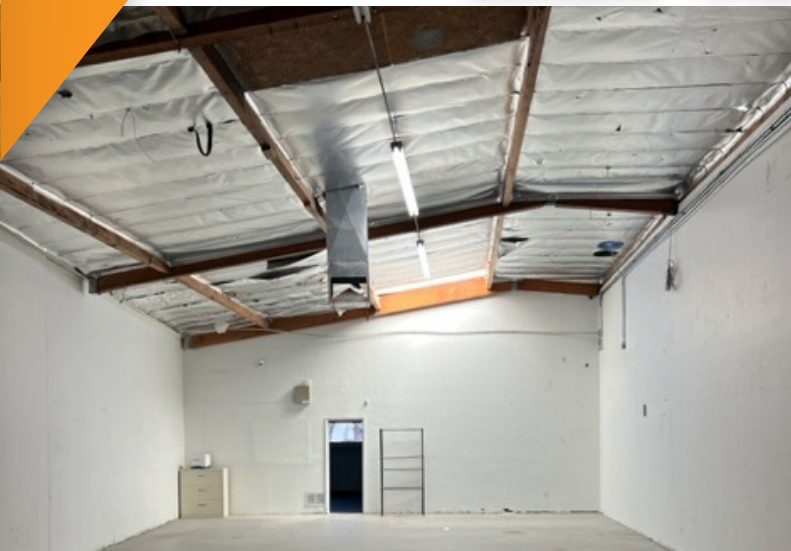


**EQUUS**  
MANAGEMENT COMPANY AZ, LLC

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**citywide**  
COMMERCIAL REAL ESTATE

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## FOR MORE INFORMATION

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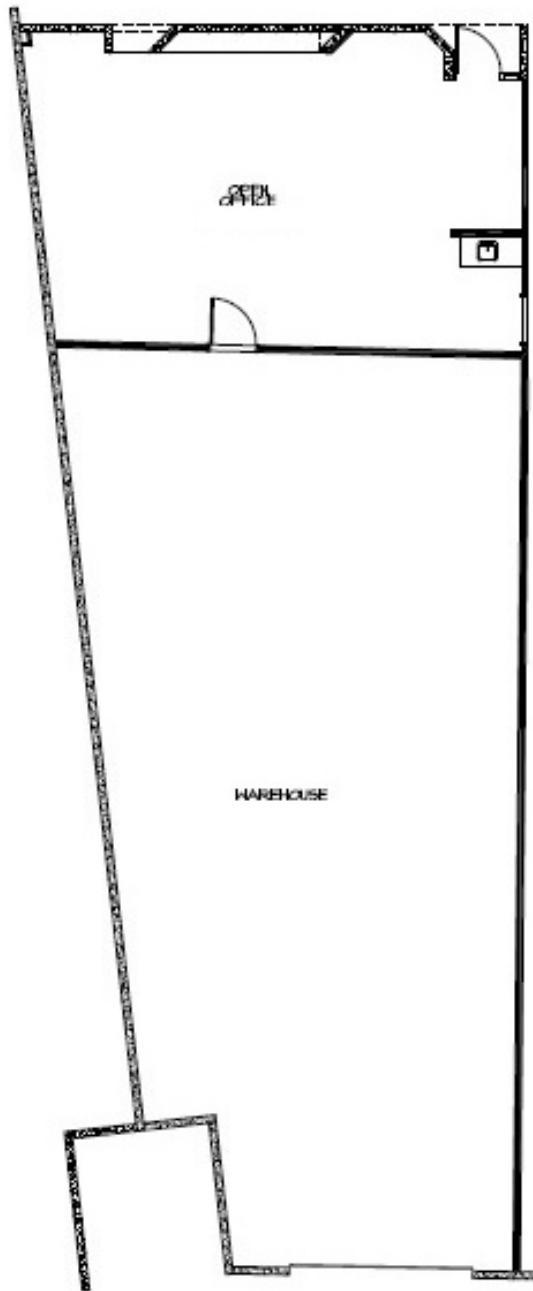
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