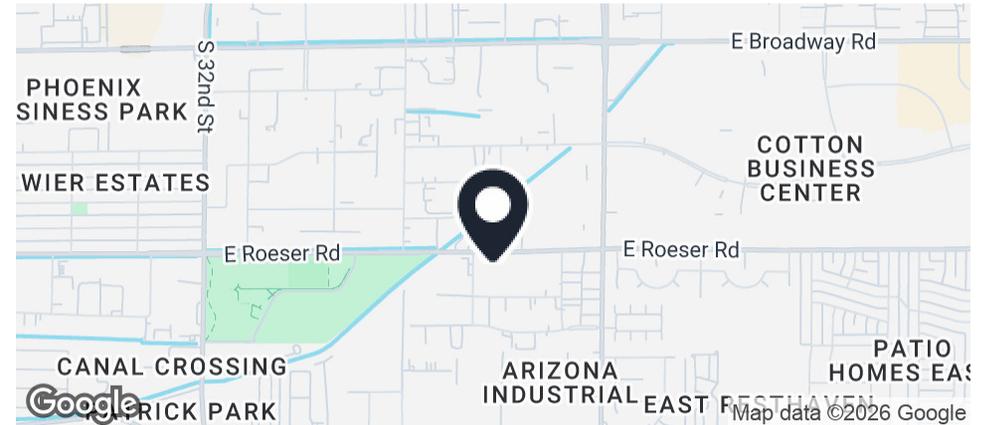


# PLAZA 40 BUSINESS CENTER

3725 E. Roeser Rd., Phoenix, AZ 85040

## INDUSTRIAL PROPERTY FOR LEASE



### PROPERTY HIGHLIGHTS

- SEC OF ROESER RD & 37TH ST
- ZONING: IP CITY OF PHOENIX
- ±277/480 VOLT POWER
- FIRE SPRINKLERED
- ±10' X ±10' GRADE LEVEL DOORS
- COMMON TRUCK WELL LOADING
- 4: 1,000 PARKING
- EXCELLENT FREEWAY ACCESS

### SUITE 15 - 7,283 ±SF

- 100% A/C
- 70% Drop Ceiling Office/Showroom/Training
- 30% Warehouse
- ±200 Amps, ±277/480V 3-Phase Power
- Grade Level Loading Door
- Suite Adjacent to **Common** Truckwell

2150 East Highland Avenue, Suite 207, Phoenix, AZ 85016 // 602.955.3500 // [cutlercommercial.com](http://cutlercommercial.com)

### ROD CROTTY

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

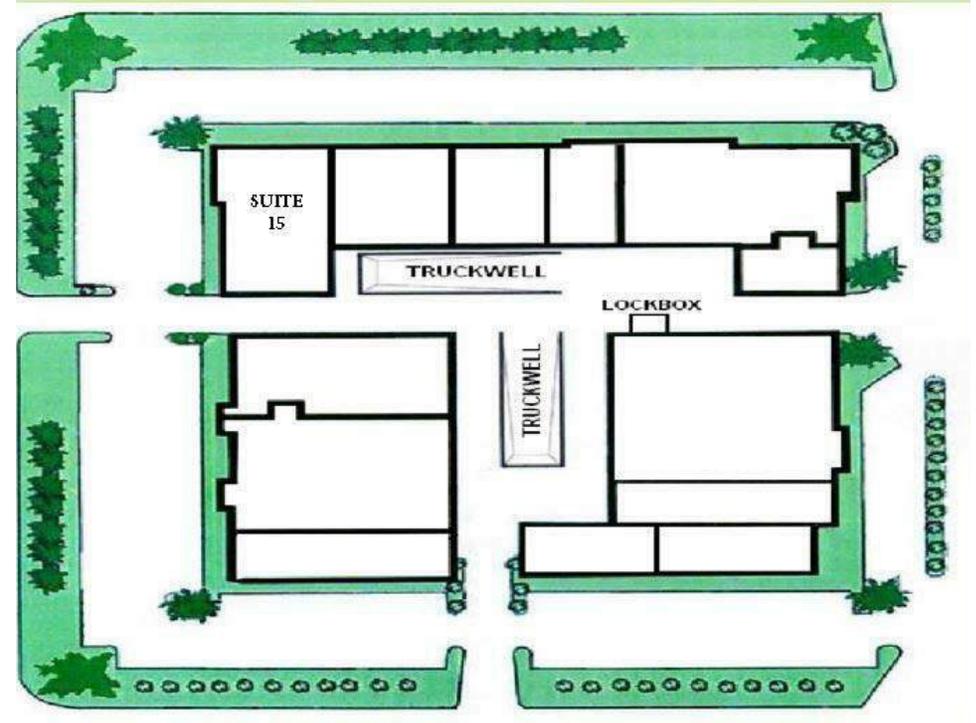
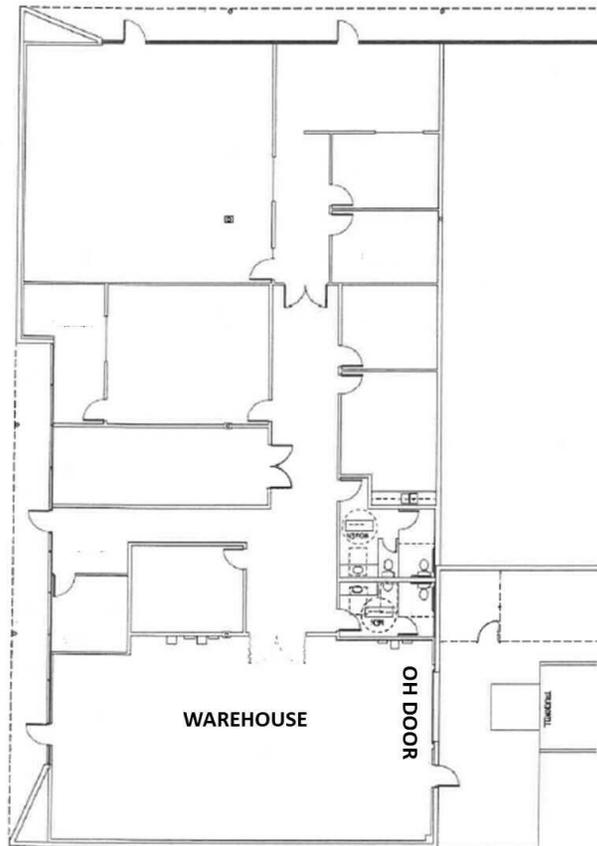


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