

3829 N. 3RD STREET | PHOENIX, ARIZONA 85012

OWNER/USER FLEX SPACE AVAILABLE FOR LEASE



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PROPERTY DETAILS

- +/- 7,593 Square Feet for Lease
- Owner to Occupy +/- 1,193 Square Feet
- +/- 18,100 Square Foot Lot (0.42 Acres)
- Lease Rate: \$1.10 PSF, Modified Gross
- 70% Office, 30% Warehouse
- 14' Clear
- 9 Offices, 6 Restrooms, Kitchen
- Two 12' x 10' Grade Level Doors
- Mezzanine for Storage
- Monument Signage Available
- 50% HVAC in Warehouse
- C-2 Zoning, City of Phoenix
- Entire Building Also Available for Sale (+/- 8,786 SF)

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