

FOR SALE OR LEASE

OWNER/USER INDUSTRIAL BUILDING CITY OF PHOENIX UTILITIES

23640 North 35th Drive | Deer Valley Submarket

JAY KREW

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PRICE IMPROVEMENT

NOW ASKING: \$3,200,000 | LEASE RATE: \$1.35 NNN



**FREESTANDING BUILDING
NO SHARED WALLS**



PROPERTY SUMMARY

FLOOR PLAN

2



ADDRESS

23640 North 35th Drive
Glendale, Arizona 85310



LAND SIZE

±0.76 Acres (33,293 SF)



TOTAL GBA

12,264 SF



YEAR BUILT

1996



LOADING

Four (4) GL Doors



PARKING

17 Covered



CLEAR HEIGHT

17'



POWER

1,000A - 120/208/V



ZONING

CP/BP, Phoenix



PARCELS/APN

205-11-871



SPECIAL NOTES

Free Standing Building
No Shared Walls
80% HVAC
Small Fenced Yard

