

3161 NORTH 33RD AVENUE

Phoenix, AZ 85017

FLEX BUILDING FOR LEASE



PROPERTY DESCRIPTION

- 100% Air-Conditioned Drop Ceiling Interior
- A-2 Zoning (Heavy Industrial)
- Four (4) Grade Level $\pm 10' \times 10'$ Loading Doors
- 1,400 AMP $\pm 120/208$ v, 3-Phase Power - Capability
- $\pm 16'$ +/- Clear Height
- Fire Sprinklered
- Fenced Parking/Yard Capability
- 83 Site Parking Spaces (4.15/100 \pm SQ FT) - Ability to add More
- 70 +/- Additional Parking Spaces Available on South Neighboring Lot for a total of 153 Spaces or 7.63/1000 +/-

OFFERING SUMMARY

Available SF: 19,950 \pm SF

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

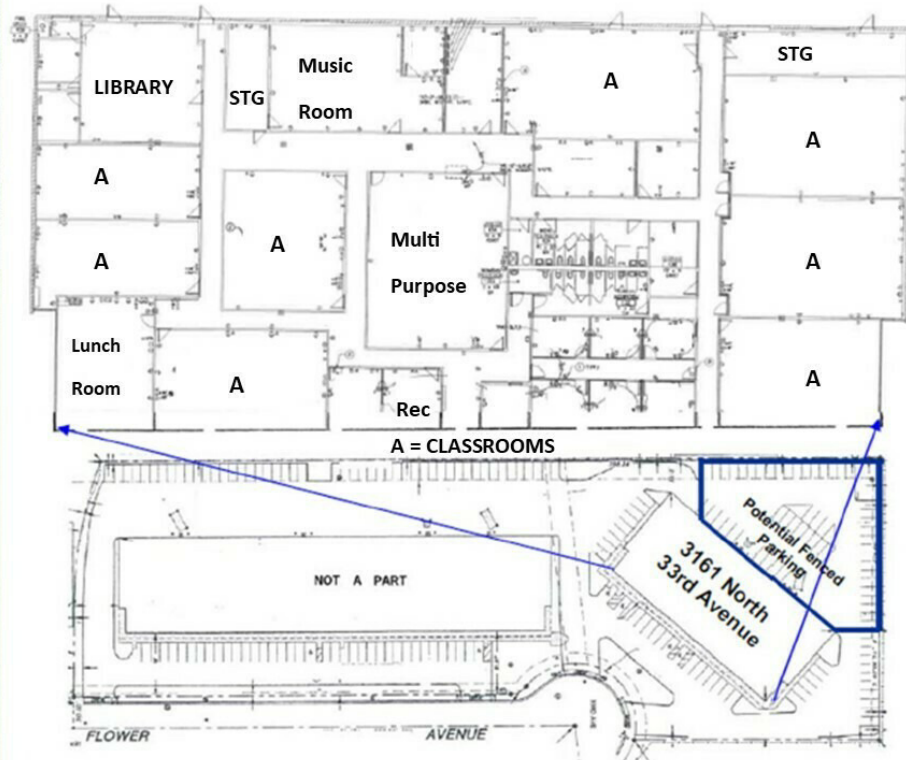


All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice and to any special listings conditions, including the rate and manner of payment of commissions for particular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

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