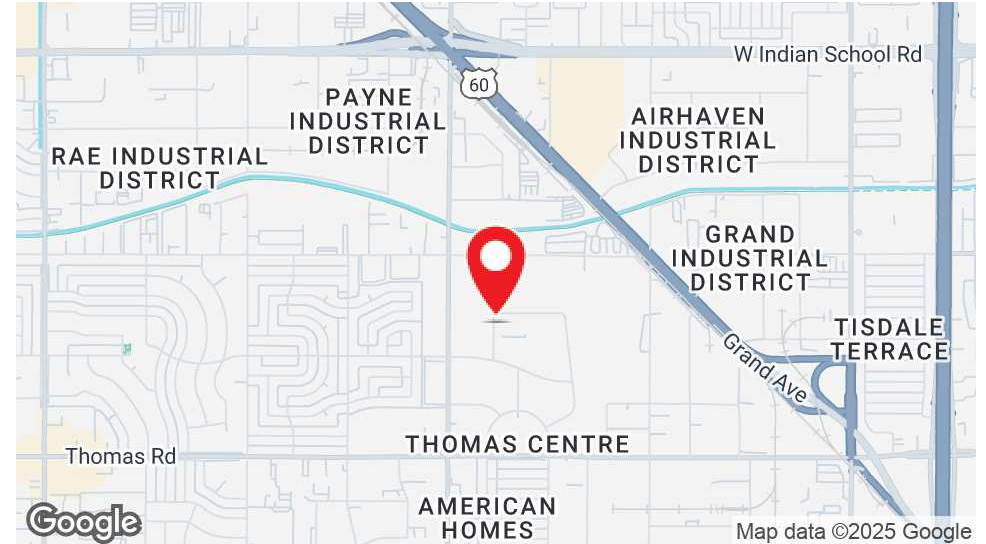


3151 - 3157 N 34TH DR

Phoenix, AZ 85017



Multi-Tenant Industrial Building For Lease



PROPERTY HIGHLIGHTS

- Multi-Tenant Industrial Building
- Zoning: A-2 Heavy Industrial
- ±10' x ±10' Grade Level Loading
- Clear Height: ±14'
- Evaporative Cooled Warehouse
- Fire Sprinklered

OFFERING SUMMARY

| | |
|---------------|--|
| Available SF: | ±3,080 SF |
| Suite 3151: | - Reception, One (1) Office, Restroom - Evap Warehouse - One (1) Grade Level Door - Small Fenced Yard |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 3,819 | 53,459 | 138,000 |
| Total Population | 16,130 | 183,626 | 434,531 |
| Average HH Income | \$39,179 | \$41,427 | \$45,970 |

ROD CROTTY

Associate Broker | 602.386.1225 (D)
rcroty@cutlercommercial.com

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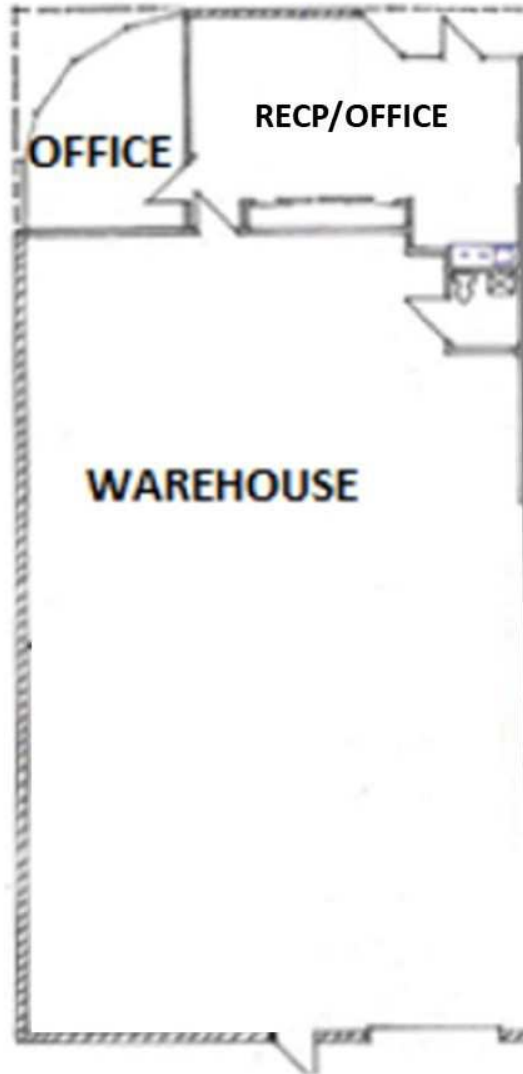
2150 East Highland Avenue, Suite 207, Phoenix, AZ 85016
602.955.3500 | cutlercommercial.com

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FLOOR PLAN | SITE PLAN (NOT TO SCALE)



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