3151 - 3157 N 34TH DR

Phoenix, AZ 85017

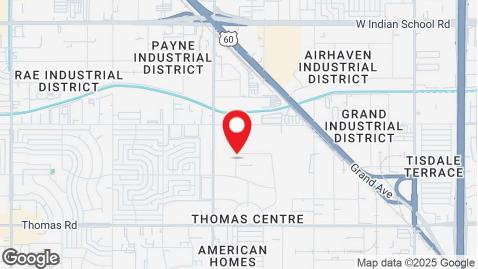


Multi-Tenant Industrial Building For Lease



PROPERTY HIGHLIGHTS

- Multi-Tenant Industrial Building
- Zoning: A-2 Heavy Industrial
- $\pm 10' \times \pm 10'$ 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

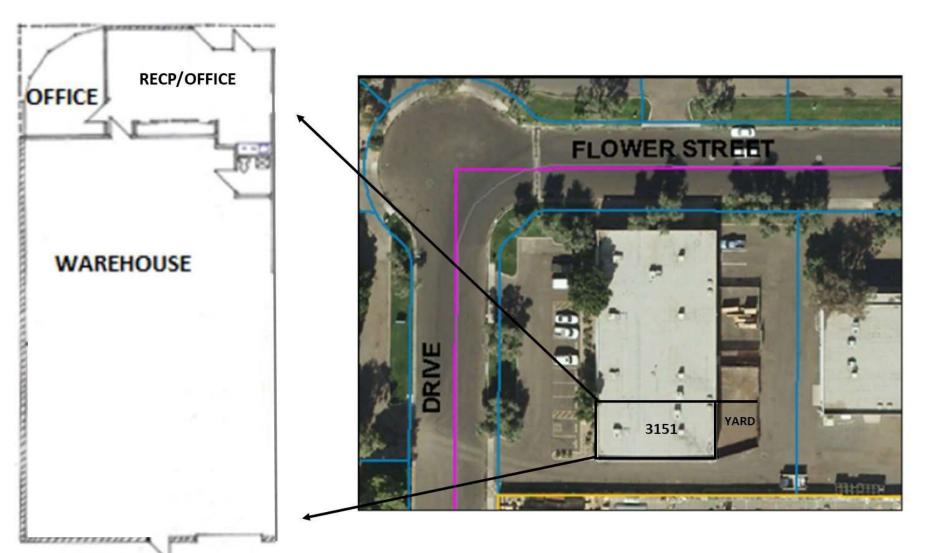
Associate Broker | 602.386.1225 (D) rcrotty@cutlercommercial.com CUTLER COMMERCIAL 2150 East Highland Avenue, Suite 207, Phoenix, AZ 85016 602.955.3500 | cutlercommercial.com

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.

Phoenix, AZ 85017

FLOOR PLAN | SITE PLAN (NOT TO SCALE)





ROD CROTTY

Associate Broker | 602.386.1225 (D) rcrotty@cutlercommercial.com CUTLER COMMERCIAL 2150 East Highland Avenue, Suite 207, Phoenix, AZ 85016 602.955.3500 | 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.