# 3151 - 3157 N 34TH DR

Phoenix, AZ 85017

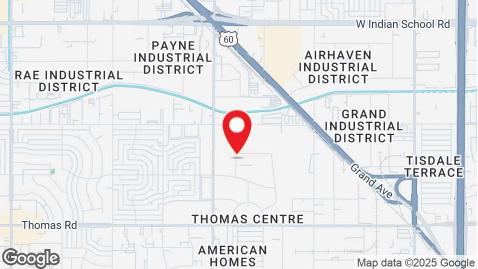


## Multi-Tenant Industrial Building For Lease



### **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

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## FLOOR PLAN | SITE PLAN (NOT TO SCALE)





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