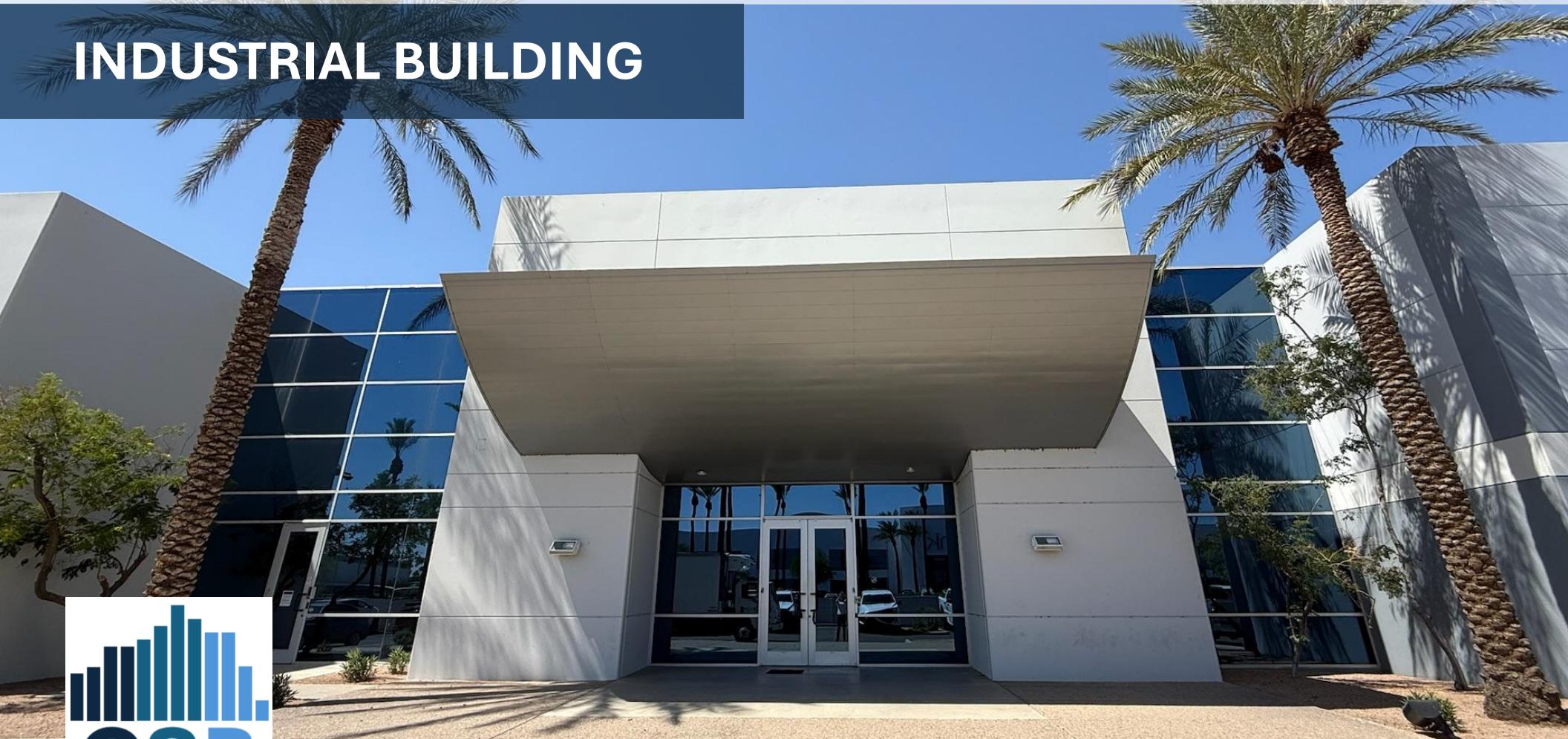


3157 EAST ELWOOD STREET

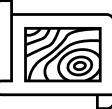
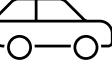
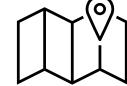
PHOENIX, ARIZONA

INDUSTRIAL BUILDING



ARIZONA  COMMERCIAL
MANAGEMENT

PROPERTY HIGHLIGHTS

 <p>TOTAL SIZE: 76,135 SF</p>	 <p>AVAILABLE: +/- 45,723 SF Multiple Configurations*</p>
 <p>CEILING HEIGHT: +/- 21' Clear</p>	 <p>ZONING: A-2 ZONING Industrial</p>
 <p>POWER: 3,000 Amps</p>	 <p>PARKING: 292 Stalls</p>
 <p>LOCATION: Sky Harbor Airport Region</p>	 <p>LOADING DOCKS: 3 Dock High Doors 4 Grade Level Truck Wells</p>



AVAILABILITIES:

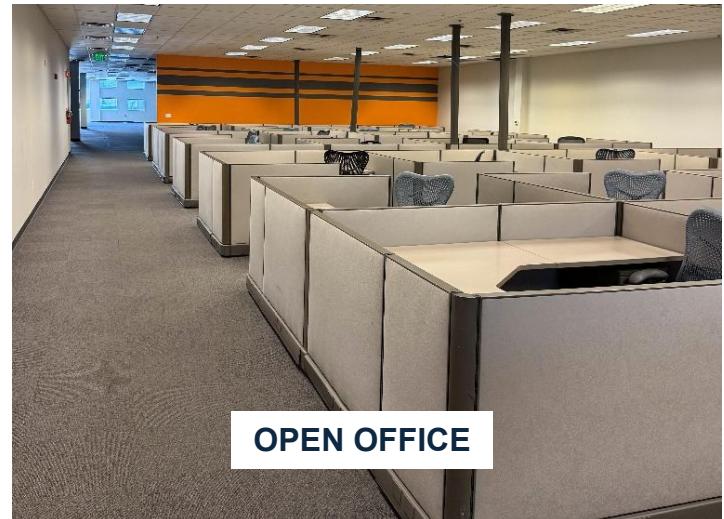
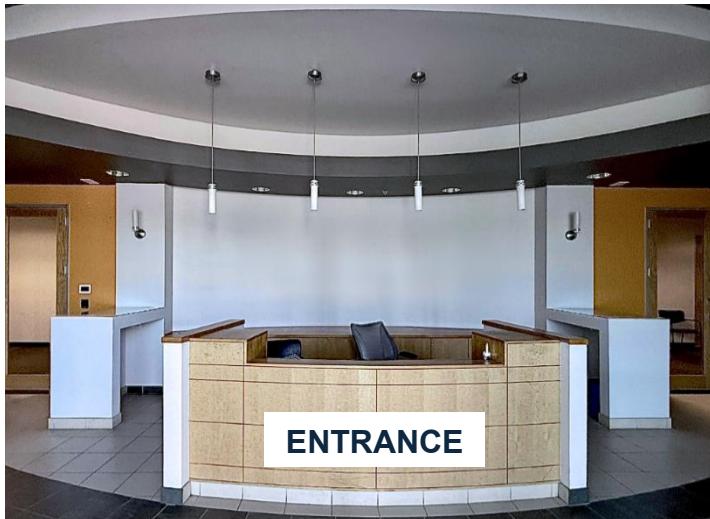
SUITE	SF	NOTES
1	+/- 26,092 SF	<ul style="list-style-type: none"> • 2 Grade Level Doors • 1 Dock High Door • 2 Kitchens
2	+/- 19,631 SF	<ul style="list-style-type: none"> • 1 Grade Level Door • 1 Dock High Door • 1 Kitchen

PROPERTY HIGHLIGHTS

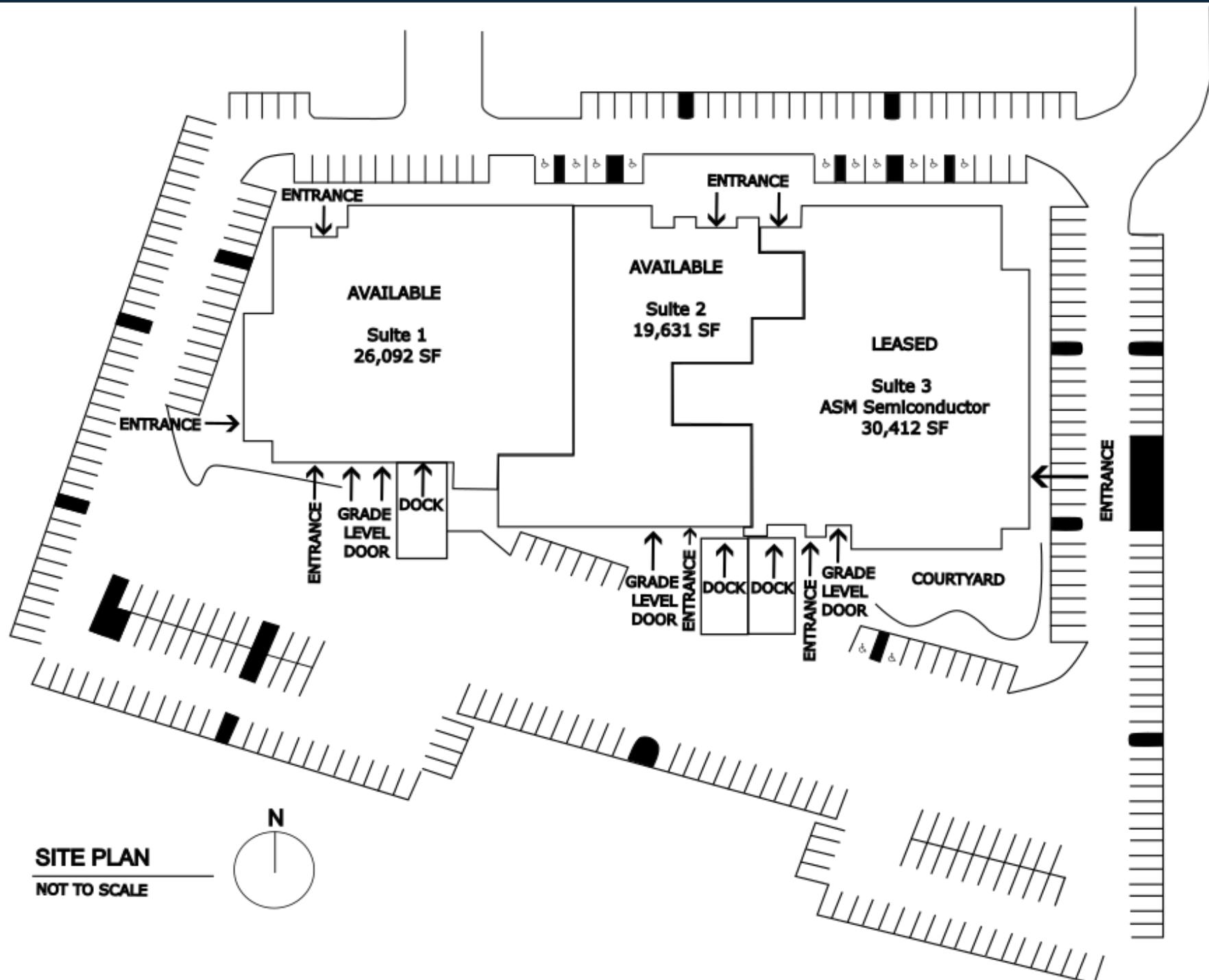
- **Flexible** configurations
- Both suites have **warehouse, offices & kitchens/breakrooms**
- Ample parking (**292 stalls**)
- 7 brand new loading docks
- Building visible to **I-10** commuters
- Excellent freeway access:
 - **I-10**
 - **Loop 202**
 - **SR-143**
- Proximity:
 - **4** miles to airport
 - **5** miles to Tempe
 - **6** miles to Phoenix



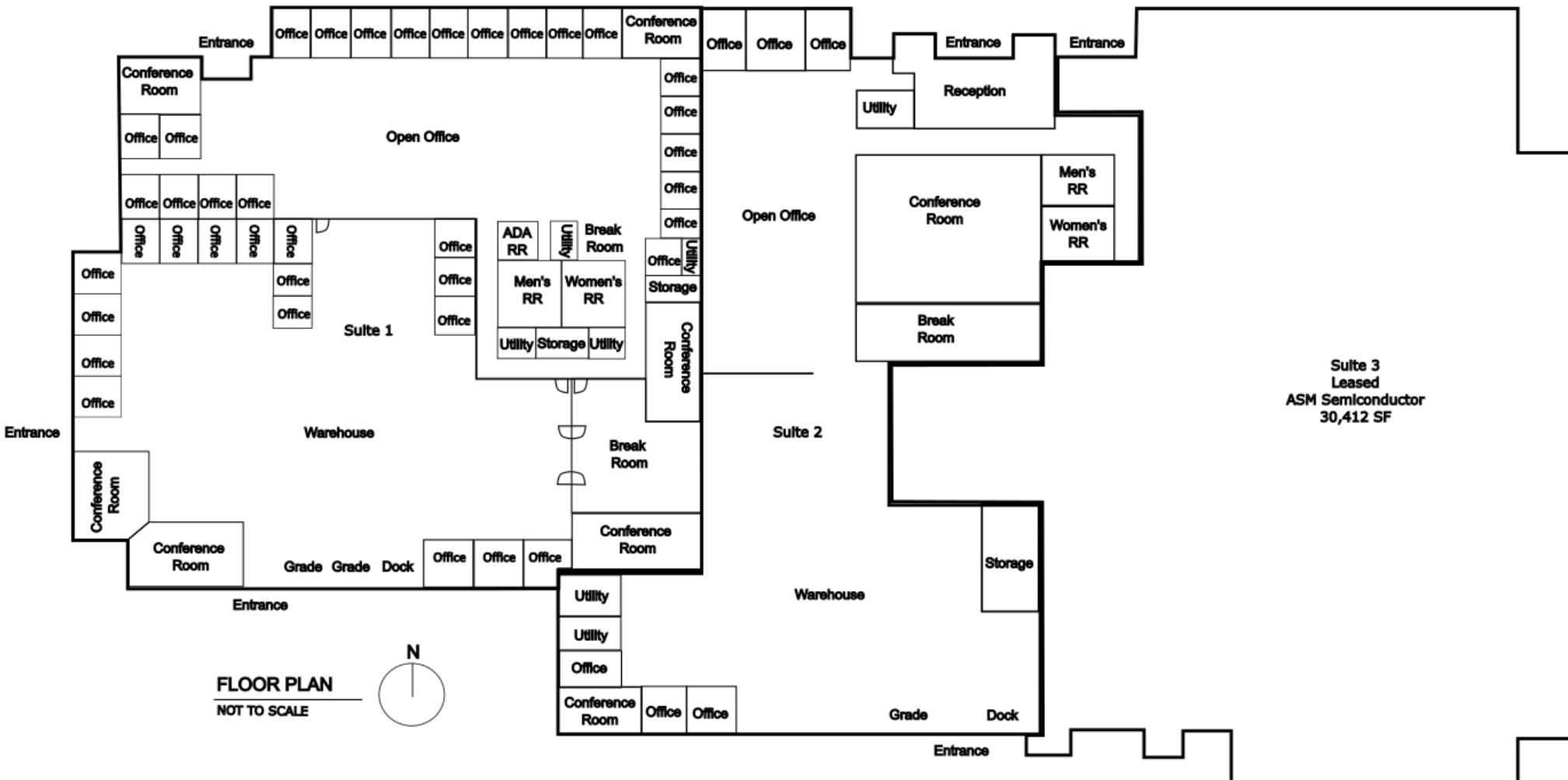
GALLERY



SITE PLAN

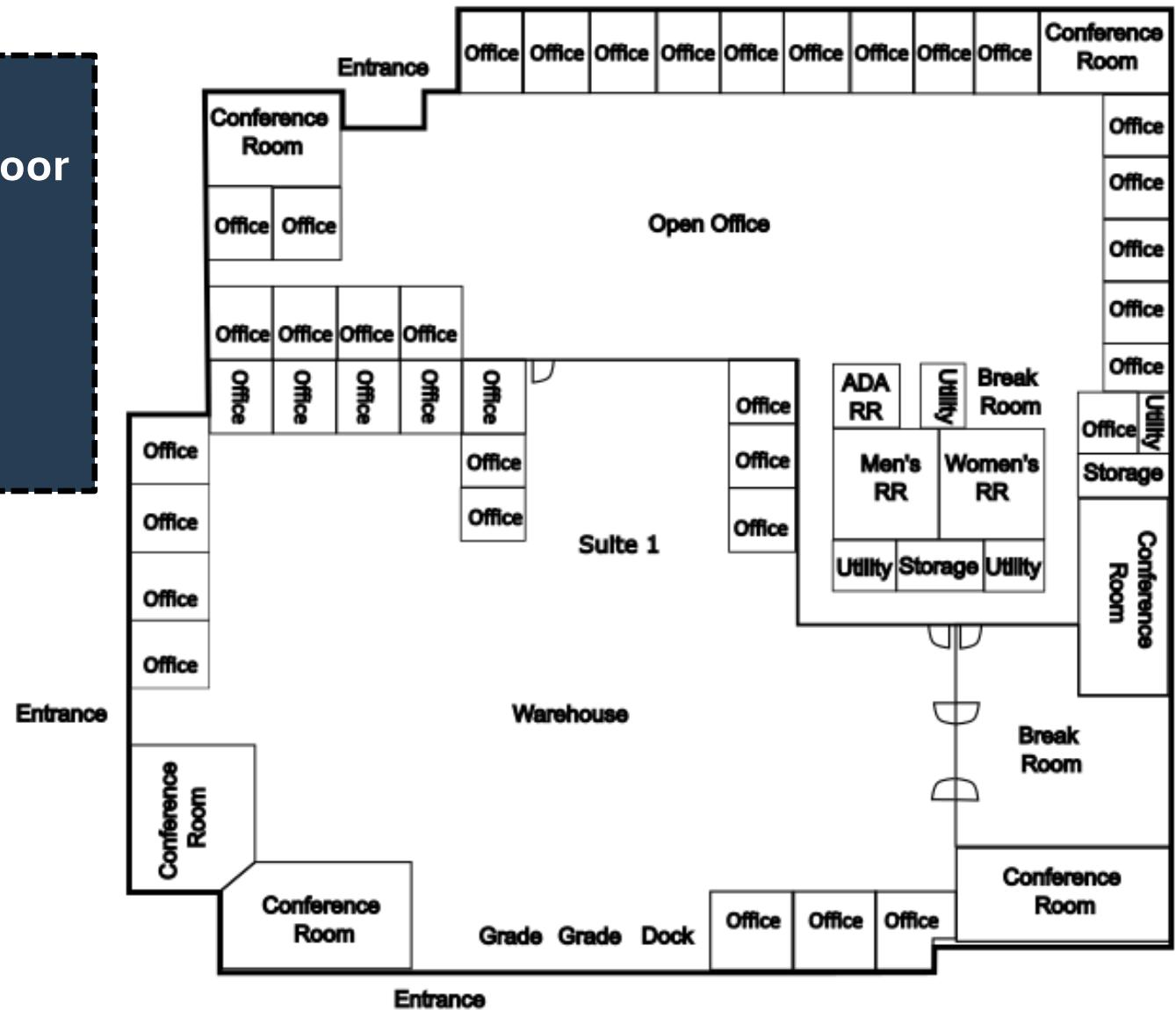


FLOOR PLAN

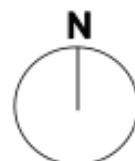


SUITE 1 - FLOOR PLAN

- 2 Grade Level Door
- 1 Dock Door
- 2 Kitchens
- +/- 26,092 SF



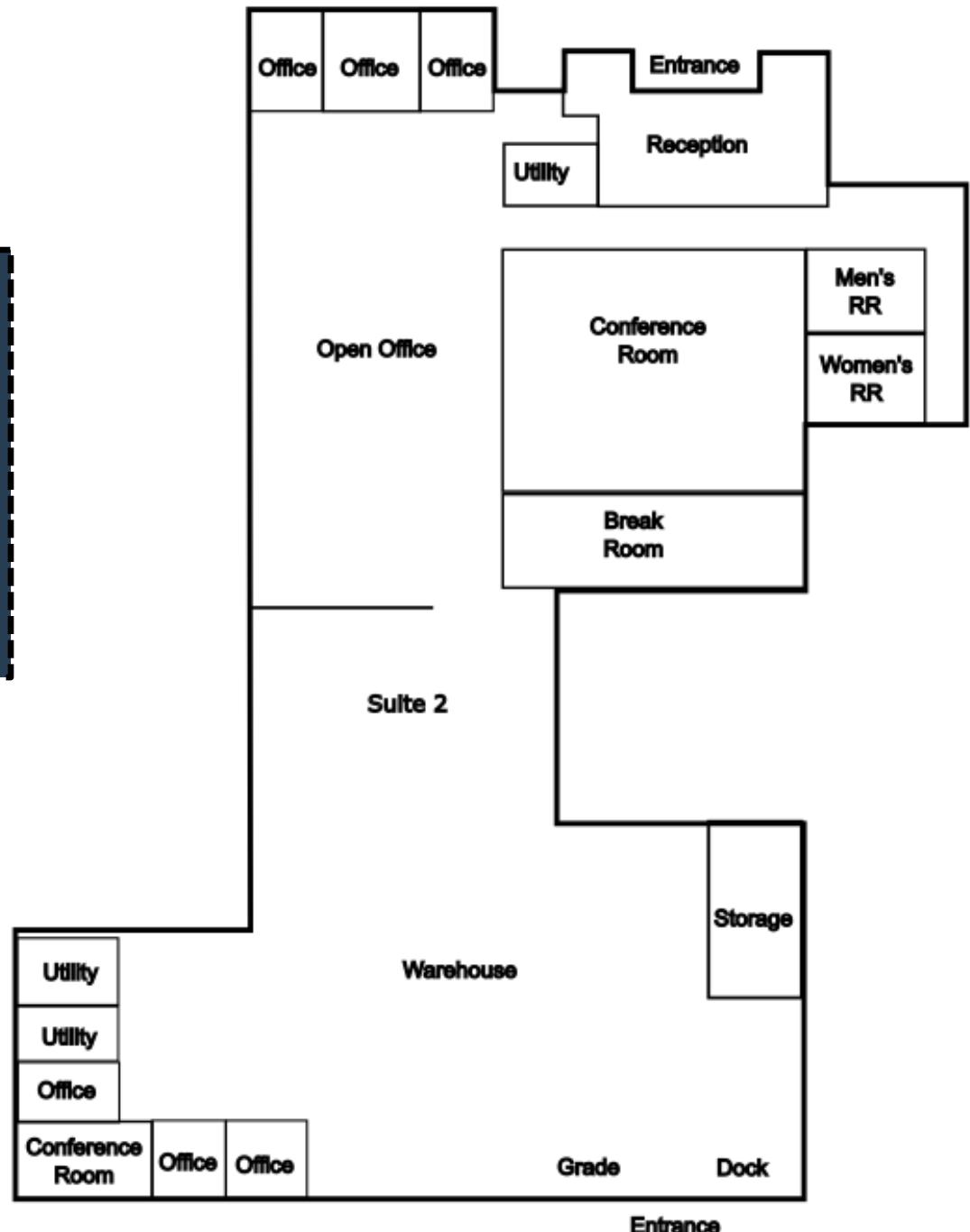
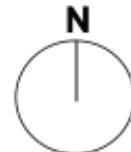
FLOOR PLAN
NOT TO SCALE



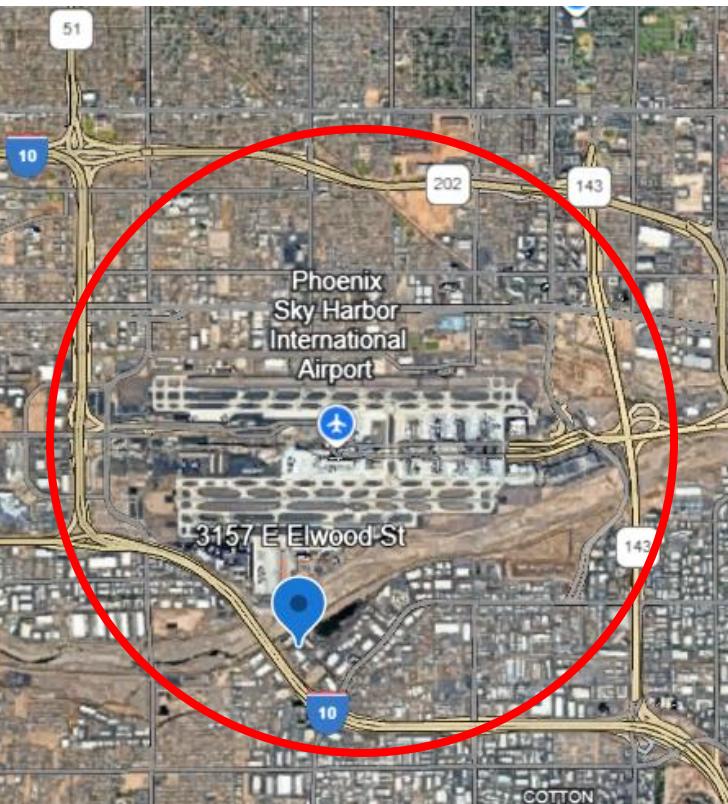
SUITE 2 – FLOOR PLAN

- 1 Grade Level Door
- 1 Dock Door
- 1 Kitchens
- +/- 19,631 SF

FLOOR PLAN
NOT TO SCALE



LOCATION HIGHLIGHTS





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