



3440 W. Lewis Ave, Suite G, Phoenix, AZ 85009

# Industrial space available **for sublease**

Sublease opportunity through April 2028 with an option to go direct to the landlord for a long term deal.

- ±7,000 SF Suite
- ±885 SF office
- One (1) grade-level door
- 18' clear height
- IND PK Zoning - City of Phoenix
- Year Built: 1980
- Easy access to I-10 & I-17
- Sublease expires 4/30/2028

Asking:

**\$1.10 PSF**  
**MODIFIED GROSS**

**Chris Reese, SIOR**

Vice President

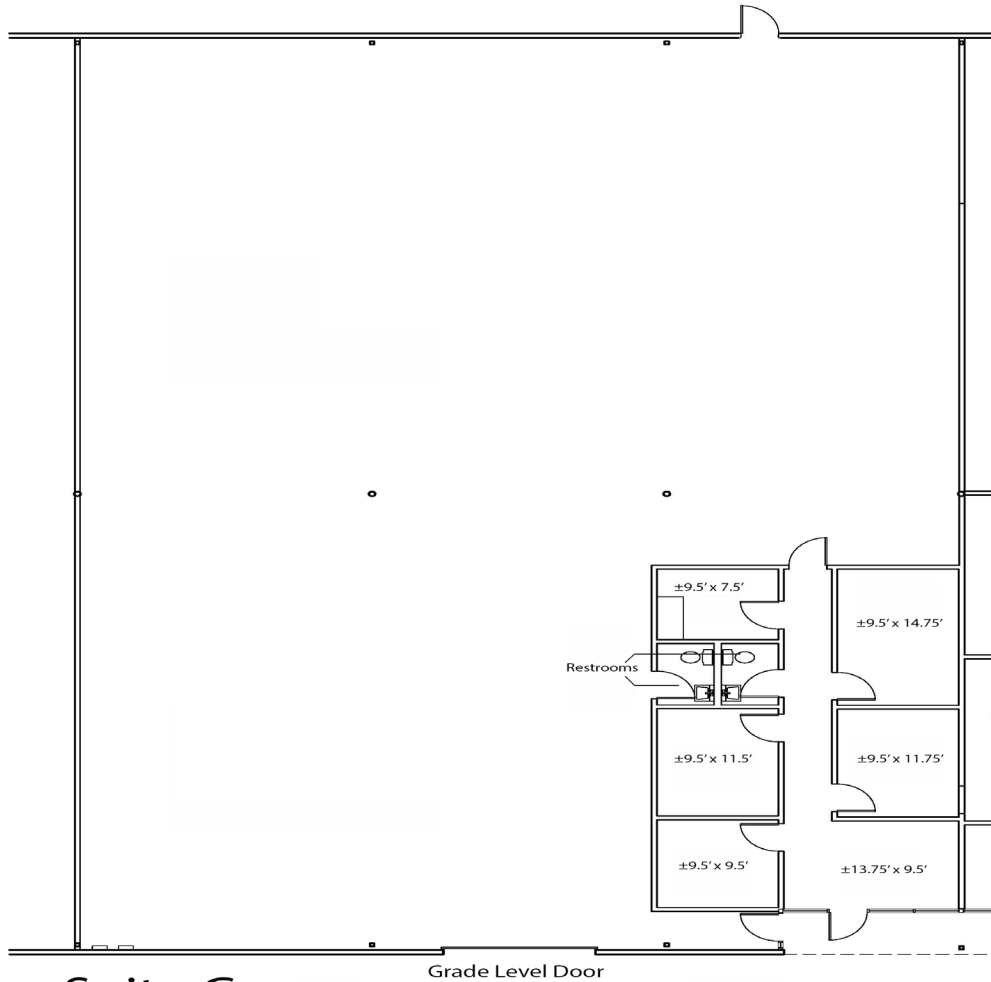
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**Colliers**

# Site Plan & Location

**±7,000**  
square feet  
available



**Suite G**  
Suite Area ±7,000 SF  
Office Area ±885 SF

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