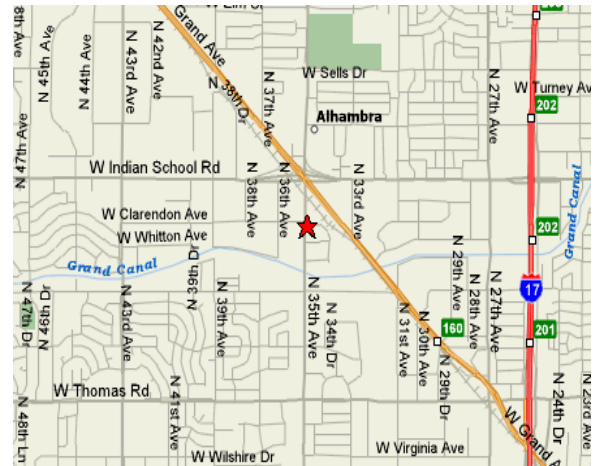


# AVAILABLE

**3805 N. 34th Avenue**  
**2,880 Sq. Ft.**

## Features:

- Located just min. from I-10 & I-17 freeways
- 500 sq. ft. a/c office area (Reception, 2 offices & 2 restrooms)
- 2,400 sq. ft. +/- evap. cooled warehouse
- 14' Minimum clear height
- One (1) 12' x 12' grade door
- A-2 Zoning, City of Phoenix
- Excellent accessibility
- 200 amps, 120/208 volt, 3 Phase Power
- Building Signage
- **Competitive Gross Rental Rates**



5202 South 40<sup>th</sup> Street  
Phoenix, Arizona 85040  
(602) 438-8000  
(602) 438-7940 fax  
[www.azindprop.com](http://www.azindprop.com)

For More Information Contact:

**Randy S. Warner**  
**(602) 438-8000**

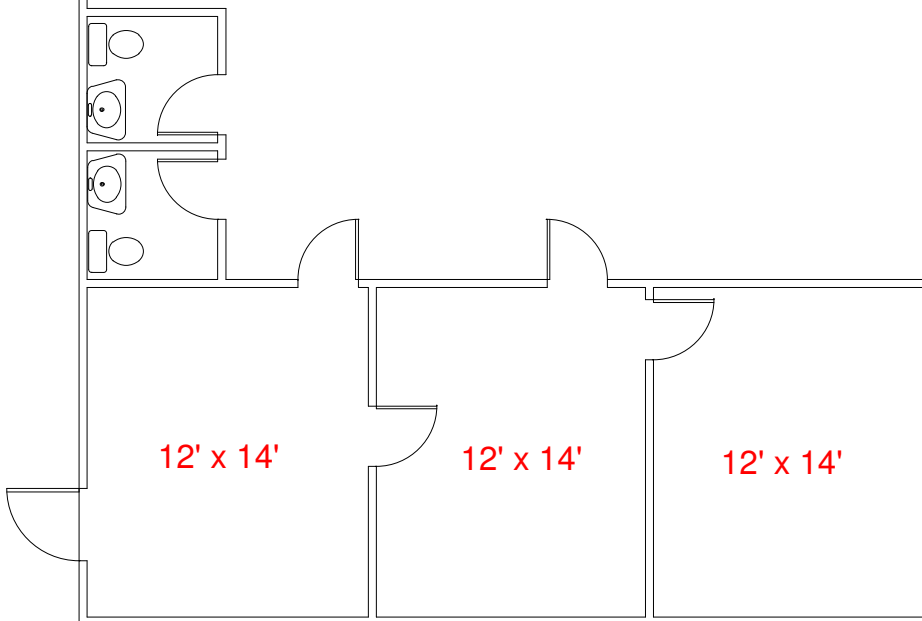
[randy@azindprop.com](mailto:randy@azindprop.com)

**5% Commission - Flat Lease Rates - No CAM's**

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12' x 12' Grade Door

Warehouse



Drawing Not To Scale  
For Reference Only

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Approx. 2,880 Sq. Ft.