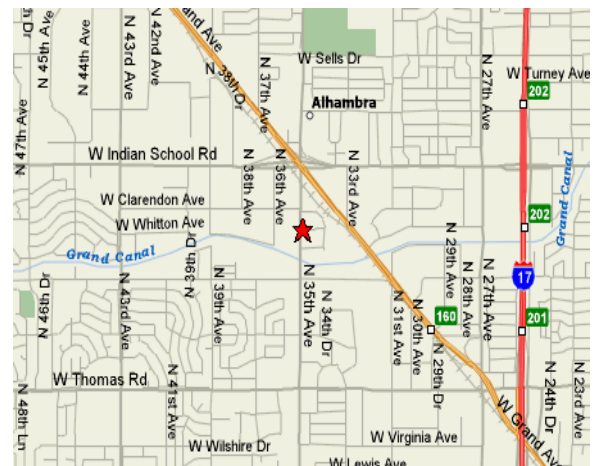


# AVAILABLE

3643 N. 35th Avenue  
2,450 Sq. Ft.

## Features:

- Located just min. from I-10 & I-17 freeways
- 1,000 sq. ft. a/c office area (Rec, 1 office, bullpen & 1 RR)
- 1,450 sq. ft. +/- evap. cooled warehouse
- 14' Minimum clear height
- One (1) 10' x 10' grade door
- A-2 Zoning, City of Phoenix
- Excellent accessibility
- 200 amps, 120/208 volt, Single Phase
- 35<sup>th</sup> Avenue Frontage
- 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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10' x 10' Grade Door

Warehouse

20' x 29'

15' x 16'

Drawing Not To Scale  
For Reference Only

3643 N. 35th Avenue  
Approx. 2,450 Sq. Ft.

