

# AVAILABLE

3649 N. 35<sup>th</sup> Avenue  
2,370 Sq. Ft.

## Features:

- Located just min. from I-10 & I-17 freeways
- 1,600 sq. ft. a/c office area (Open showroom, 2 offices & 2 RR)
- 770 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
- 35<sup>th</sup> Avenue Frontage
- **Competitive Gross Rental Rates**



5100 N. 40<sup>th</sup> Street  
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For More Information Contact:

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

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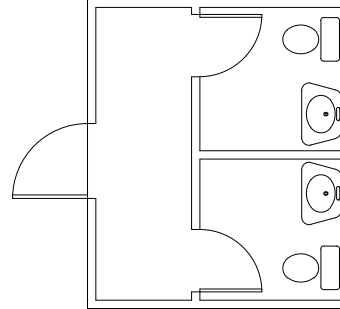
12' x 12' Grade Door

Warehouse

10' x 12'

10' x 12'

21 x 50'



Drawing Not To Scale  
For Reference Only

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