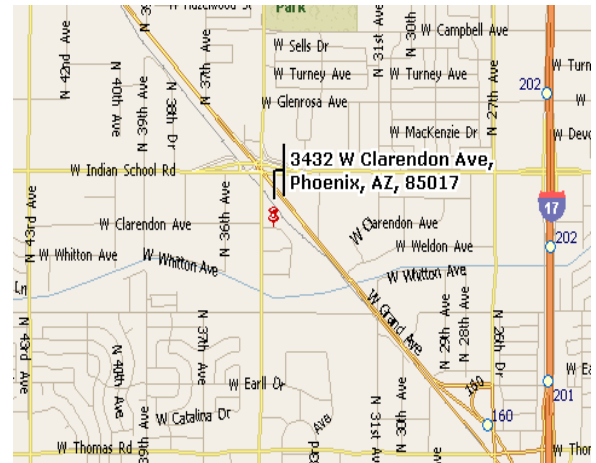


AVAILABLE

3432-34 W. Clarendon
10,000 Sq. Ft.

Features:

- Located just min. from I-10 & I-17 freeways
- 1,000 sq. ft. a/c office area (Open front showroom, 1 office & 4 RR)
- 9,000 sq. ft. +/- evap. cooled warehouse
- 14' Minimum clear height
- Three (3) 12' x 12' grade doors
- Divisible to two (2) 5,000 square foot bays
- A-2 Zoning, City of Phoenix
- Excellent accessibility
- 400 amps, 120/208 volt, 3 phase power
- FENCED YARD AREA
- **Competitive Gross Rental Rates**



5100 N. 40th Street
Phoenix, Arizona 85018
(602) 438-8000
(602) 438-7940 fax
www.azindprop.com

For More Information Contact:

Randy S. Warner
(602) 438-8000
randy@azindprop.com

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

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12' x 12' Grade Door

12' x 12' Grade Door

12' x 12' Grade Door

Warehouse

12' X 20'

16' X 40'

3432-3234 W. Clarendon Avenue
Approx. 10,000 Sq. Ft.

Drawing Not To Scale
For Reference Only