

# FOR SUBLEASE

**±11,426 SF OF WAREHOUSE & OFFICE SPACE  
IN A MULTI-TENANT BUILDING**



## 3550 W CLARENDON AVE., SUITE 6-7

**PHOENIX, AZ**

### **ANDY CLOUD**

Managing Director

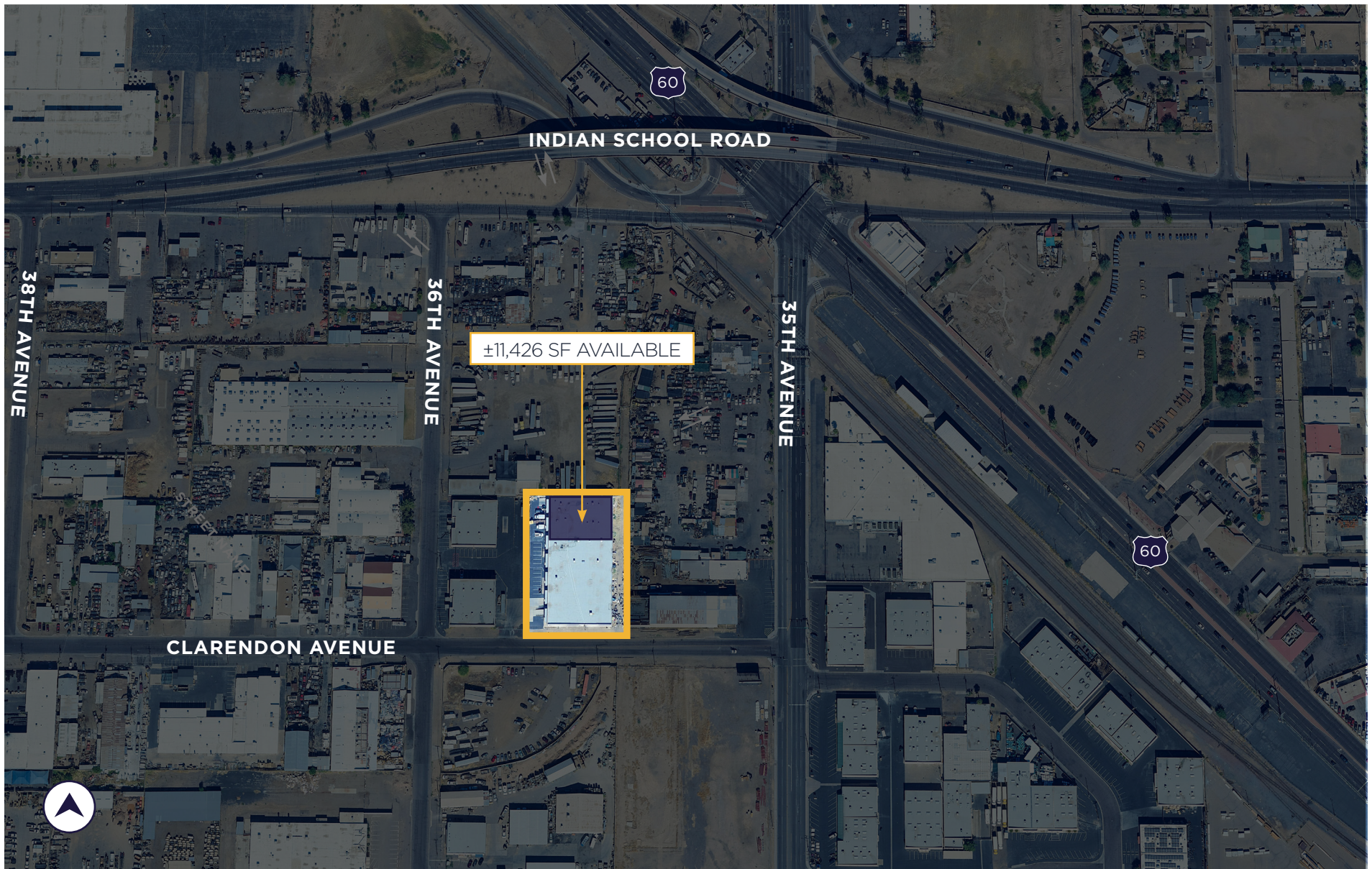
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SITE AERIAL  
**±11,426 SF**

# BUILDING & PROPERTY **HIGHLIGHTS**

## **BUILDING FEATURES**

- Fire sprinklered
- Dock high loading
- Ramp to ground level
- Fenced truck court
- Existing office space
- Clear height approximately 18' - 20'
- Evaporative cooled warehouse

## **SITE FEATURES**

- Close to I-17 Freeway, Grand Ave, and I-10 Freeway
- Property is just south of Indian School Road
- Direct access to 35th and 43rd Avenue
- Zoned A-2, City of Phoenix



# CONTACT INFORMATION

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