

ASKING PRICE: \$3,950,000 | LEASE PRICE: \$1.15 PSF MG



For Sale or Lease

3161 N 35TH AVE, PHOENIX, AZ 85017

19,368 SF FREESTANDING INDUSTRIAL BUILDING

Property Highlights

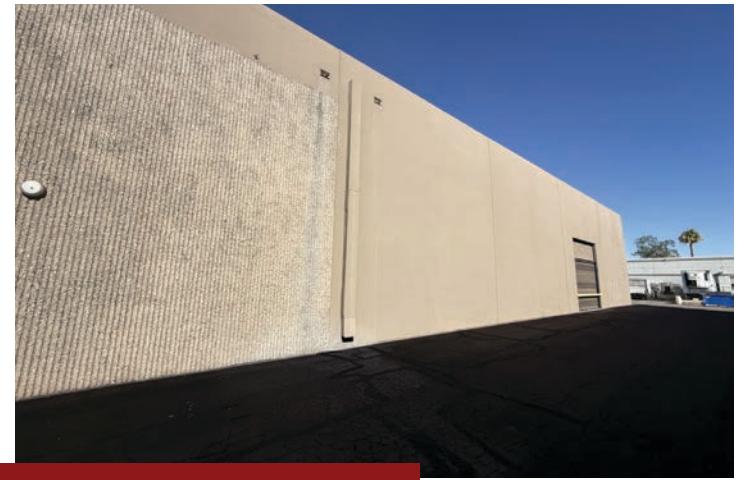
3161 N 35TH AVE, PHOENIX, AZ 85017

Building SF:	±19,368 SF
Office SF:	±5,100 SF
Clear Height:	±16' - 20'
Cooling:	Full HVAC
Built:	1980 2022
Power:	400 amps, 480/277V, 3p
Loading:	5 (12'X14') Grade Level Doors
Parking:	±30 Stalls + Side Parking
Lot Size:	±47,965 SF
Parcel:	108-03-018A
Zoning:	IP - Industrial Park
Fire Sprinklers:	Fire Sprinklered

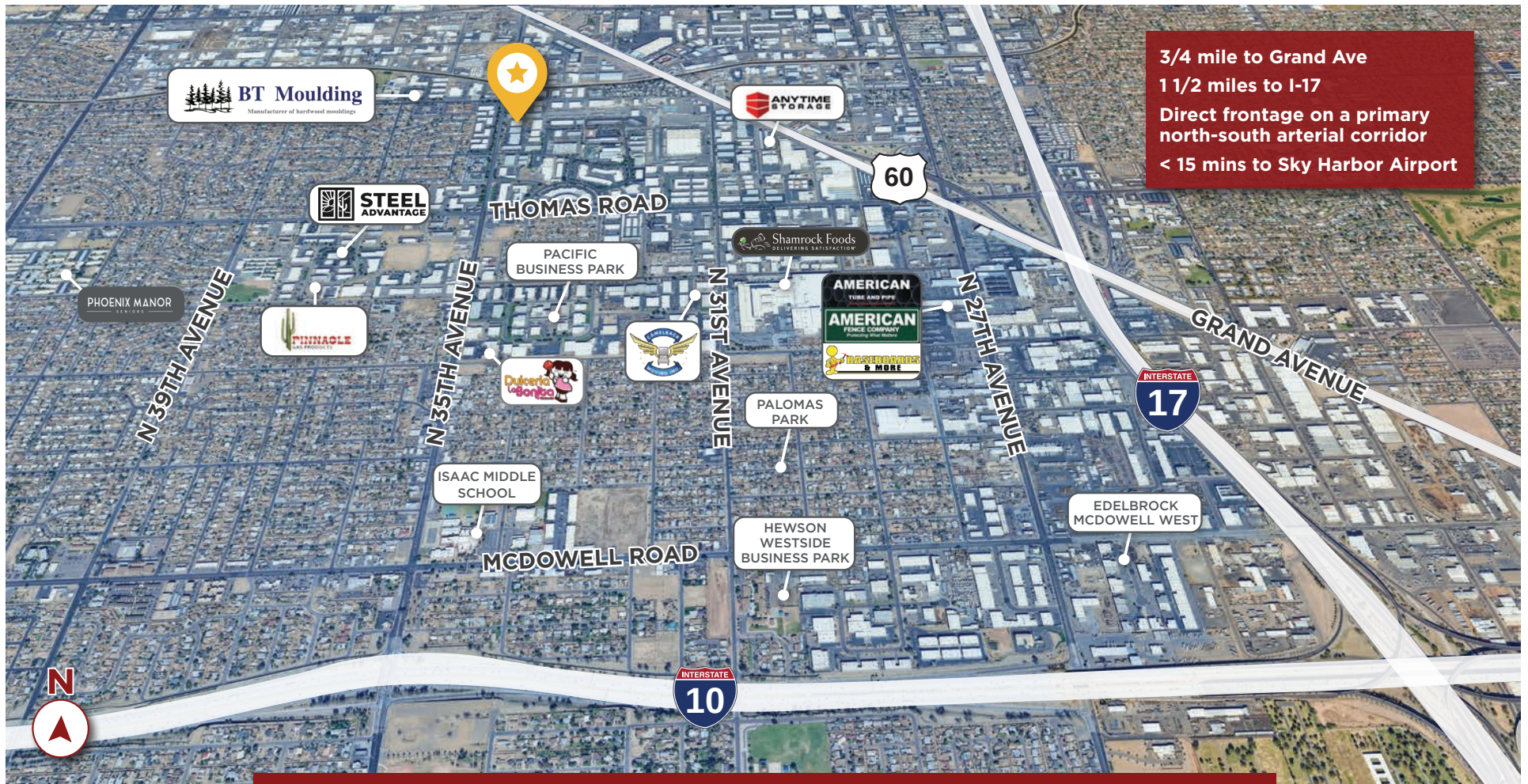




Floor Plan



Site Plan



3/4 mile to Grand Ave
1 1/2 miles to I-17
Direct frontage on a primary
north-south arterial corridor
< 15 mins to Sky Harbor Airport

Aerial Map

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