

# 20,160 SF - Industrial / Retail Building - **FOR LEASE**

**\*\* Divisible to 10,080 SF \*\***



3141 N 35th Ave - Phoenix, AZ



Entrance/Office Area



Warehouse

## FEATURES:

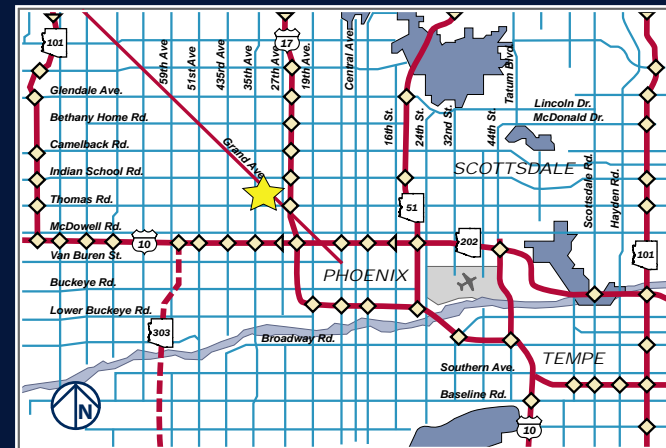
- ◆ 20,160 SF Building
- ◆ 5,600 SF Office (6 Offices)
- ◆ 1.028 Acre Lot
- ◆ 20' Clear Height
- ◆ 600Amps, 277/480v
- ◆ (5) 12' x 14' Grade Level Loading
- ◆ Fire Sprinklered
- ◆ Skylights
- ◆ Arterial Frontage (35th Ave)
- ◆ Zoned I-P (City of Phoenix)

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**DAUM**  
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