

3141 N 35th Ave – Phoenix, AZ

STREET ADDRESS	<u>3141 N 35th Ave</u>	BUILDING SIZE	<u>20,160 SF (Multi-Tenant)</u>
CITY/STATE/ZIP	<u>Phoenix, AZ 85017</u>	AVAILABLE SQ.FT.	<u>20,160 SF</u>
MAJOR X-ROADS	<u>N 35th Ave and W Osborne Rd</u>	LAND SIZE (ACRES)	<u>1.028 Acres</u>
YEAR BUILT	<u>1980</u>	ZONING	<u>I-P (City of Phoenix)</u>

BUILDING SPECIFICATIONS

CONSTRUCTION	<u>Concrete</u>	AMP	<u>600 Amp</u>	GRND. LEVEL	<u>(5) 12' x 14'</u>
CLEARANCE	<u>20'</u>	VOLT	<u>277-480v</u>	DOCK HI(#)	<u>NA</u>
ROOF TYPE	<u></u>	PHASE	<u>3</u>	TRUCKWELL	<u>NA</u>
SKYLIGHTS	<u>Yes</u>	SPRINKLERS	<u>Yes</u>	CRANES	<u>NA</u>
RESTROOMS	<u>4</u>	AIR CONDS	<u></u>	RAIL	<u>NA</u>
DIMENSIONS	<u>140' x 144'</u>				

FEATURES

OFFICE SPECIFICATIONS

SQ. FT.	<u>5,600 SF</u>	# OFFICES	<u>6</u>	MEZZANINE	<u>NA</u>
AIR COND	<u>Yes</u>	HEAT	<u>Yes</u>	RESTROOMS	<u></u>

LAND

DIMENSIONS	<u>265' x 110'</u>
YARD	<u>NA</u>
PARKING	<u>0.70/1,000 SF</u>

UTILITIES

POWER CO	<u>APS</u>
GAS CO	<u>NA</u>
WATER CO	<u>City of Phoenix</u>
SEWER CO	<u>City of Phoenix</u>

LEASE INFO

PRICE	<u>\$.29 /SF/Mo.</u>
TYPE	<u>Industrial Gross</u>

TAXES

AMOUNT	<u>\$22,676.90</u>
YEAR	<u>2008</u>

PARCEL NUMBER 108-03-020-A

INSPECTION & POSSESSION

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