

For Sale

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Industrial Building For Sale

3700 North 36th Avenue

Phoenix, AZ 85019

Space Profile:

Land Area:	2.66 AC
RSF:	±31,500 RSF
Cannabis Facility:	Permits approved for a commercial cultivation/infusion facility
Drive-ins:	5 — 8'w x 13'h
Power:	1200a/277-480v 3p; upgradable
Ceiling Height:	16'
Built:	1962, Renovated in 2014
Parking:	3.10/1,000
Zoning:	A-1 & A-2; City of Phoenix

Features:

- Approximately 4,000 SF office/showroom
- Three sets of restrooms
- Five (5) Ground Level Doors
- Fully Fire Sprinklered
- Evaporative Cooled
- Compressed Air Lines
- Natural Gas Available
- Extensive Secured Outside Storage

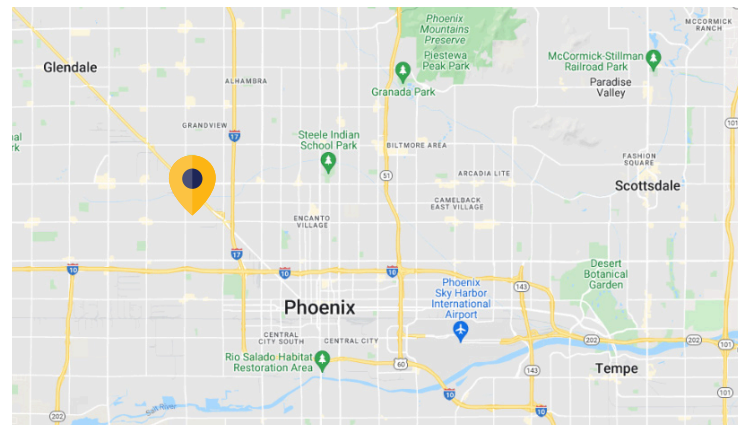
**For more
information
contact:**



Rod Beach
Principal
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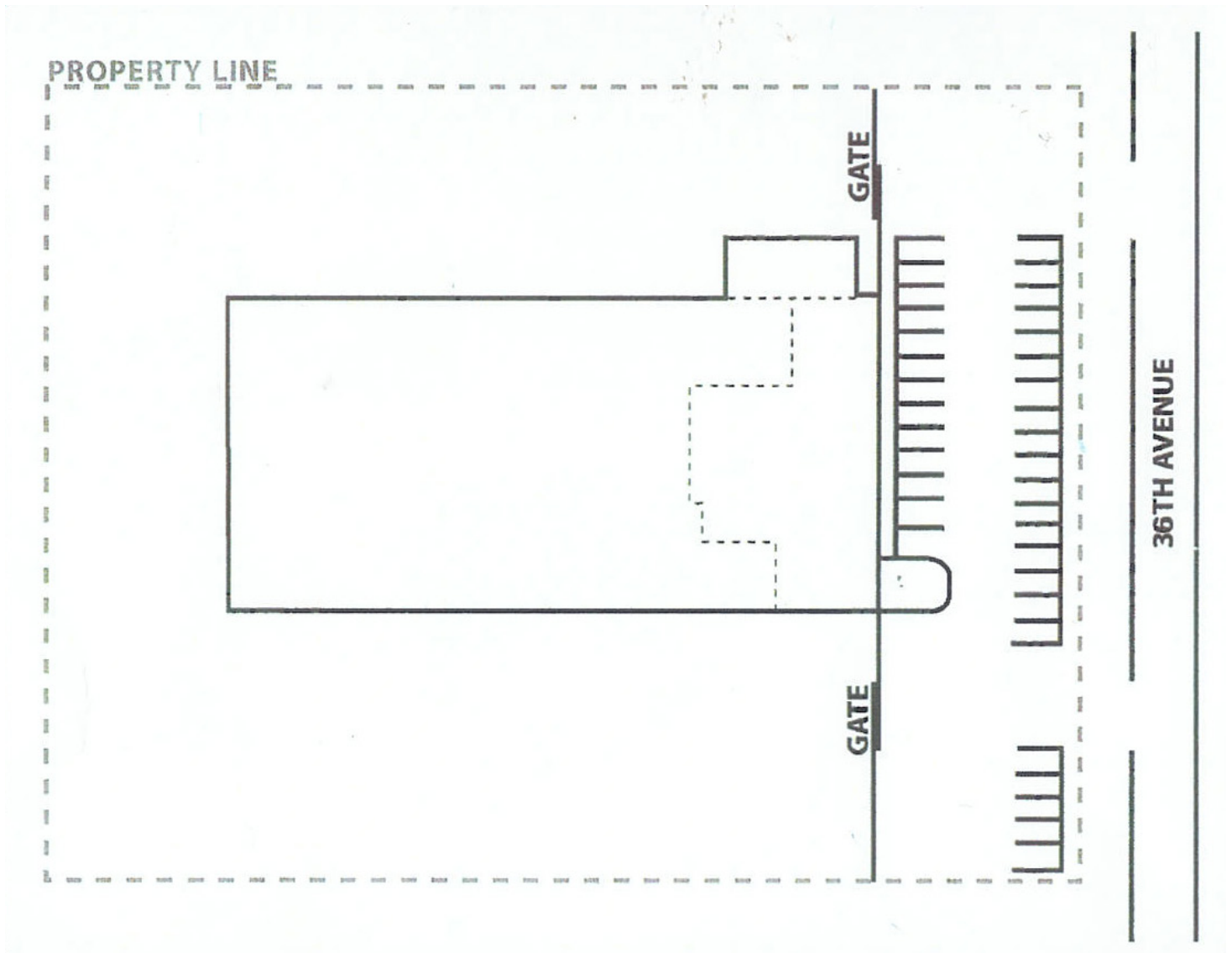


Jason Malcolm
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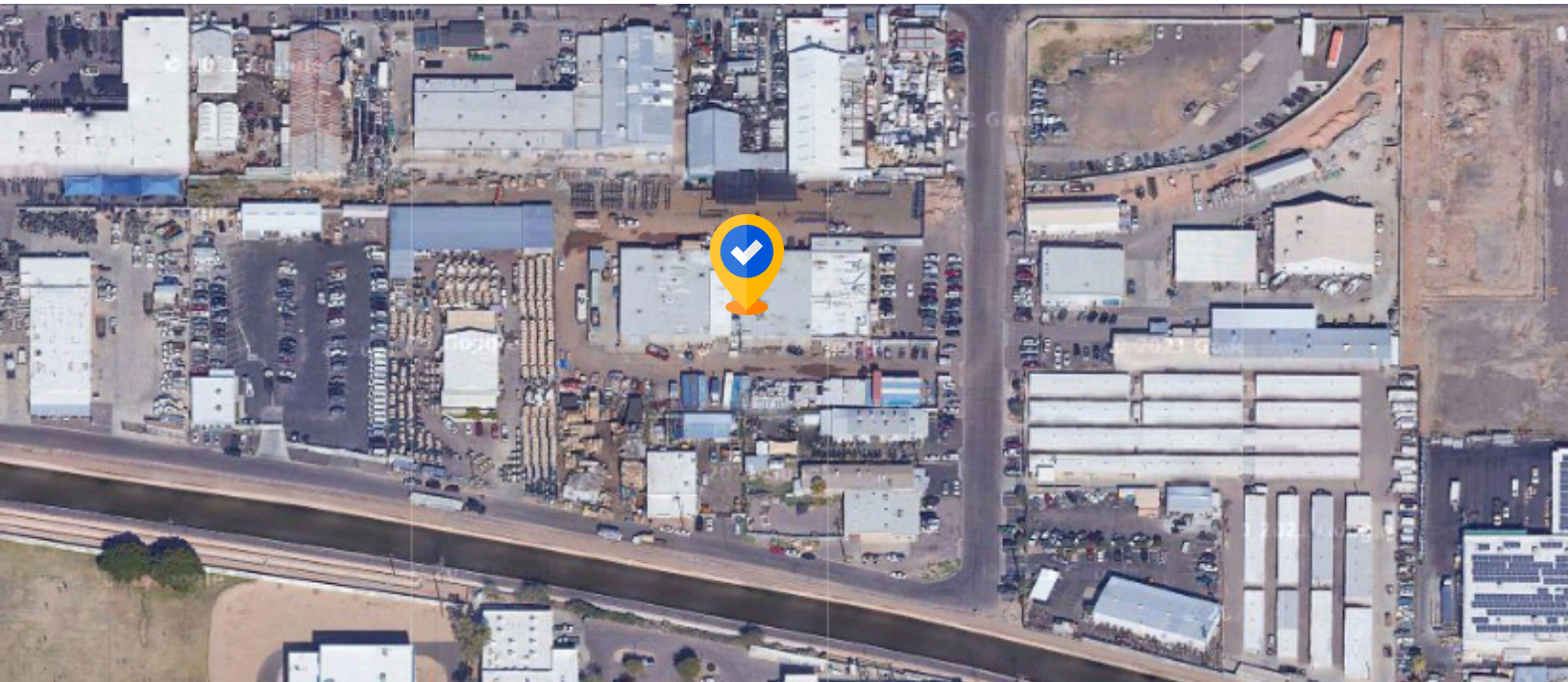
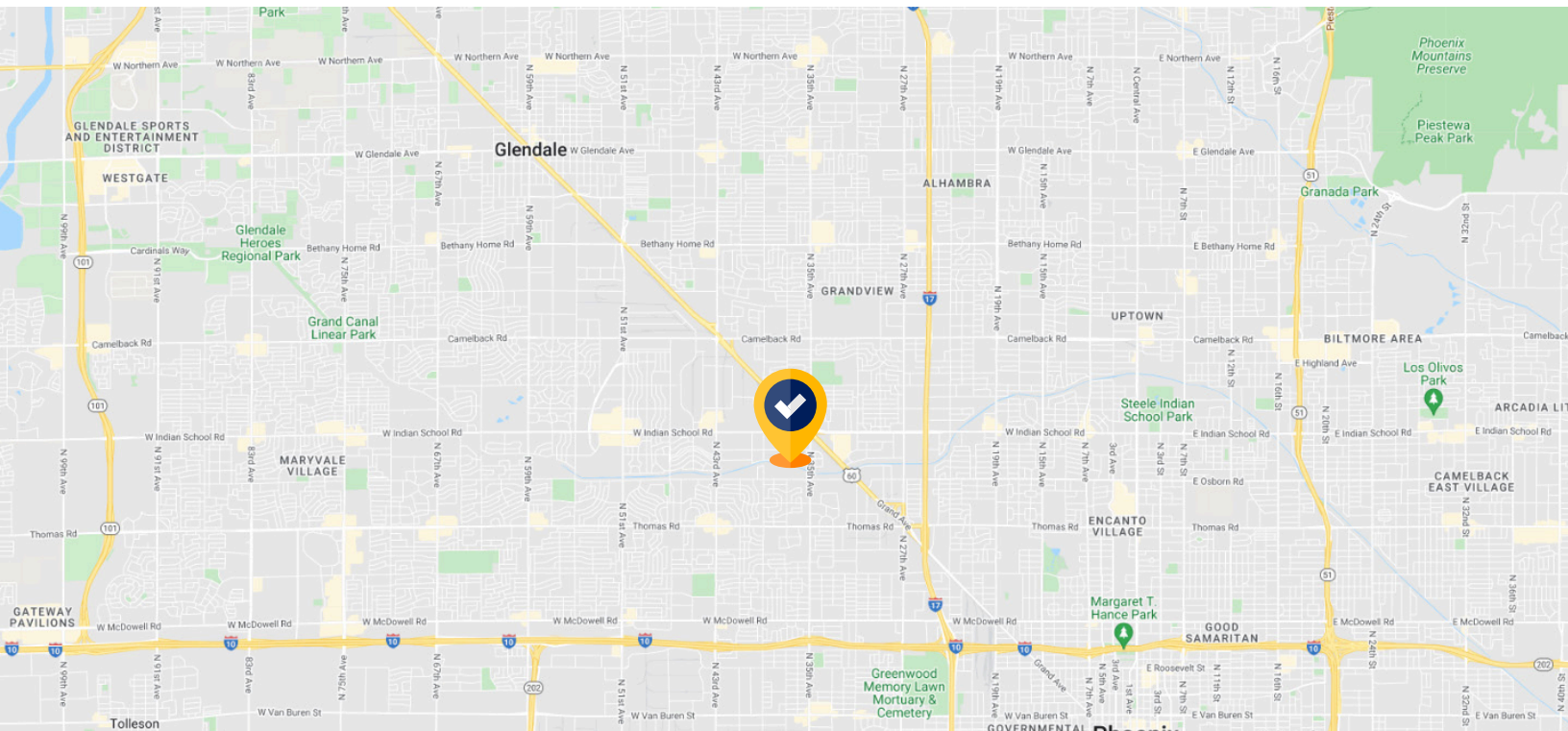
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