

FOR SALE - THREE (3) BUILDING ±59,500 SF INDUSTRIAL FACILITY ON ±3.57 ACRES
ZONED A-2 (HEAVY INDUSTRIAL), CITY OF PHOENIX
3820 N 38th Ave, Phoenix, AZ 85019

\$3,960,000



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FOR SALE

THREE (3) BUILDING ±59,500 SF INDUSTRIAL FACILITY ON ±3.57 ACRES
Building & Yard Area



3820 N 38th Ave

- ±31,375 SF
- Fully Air Conditioned
- One (1) Truckwell and Two (2) Grade Level Doors
- Warehouse Area Totals ±22,000 SF with Remainder Office
- ±1,600 Amps



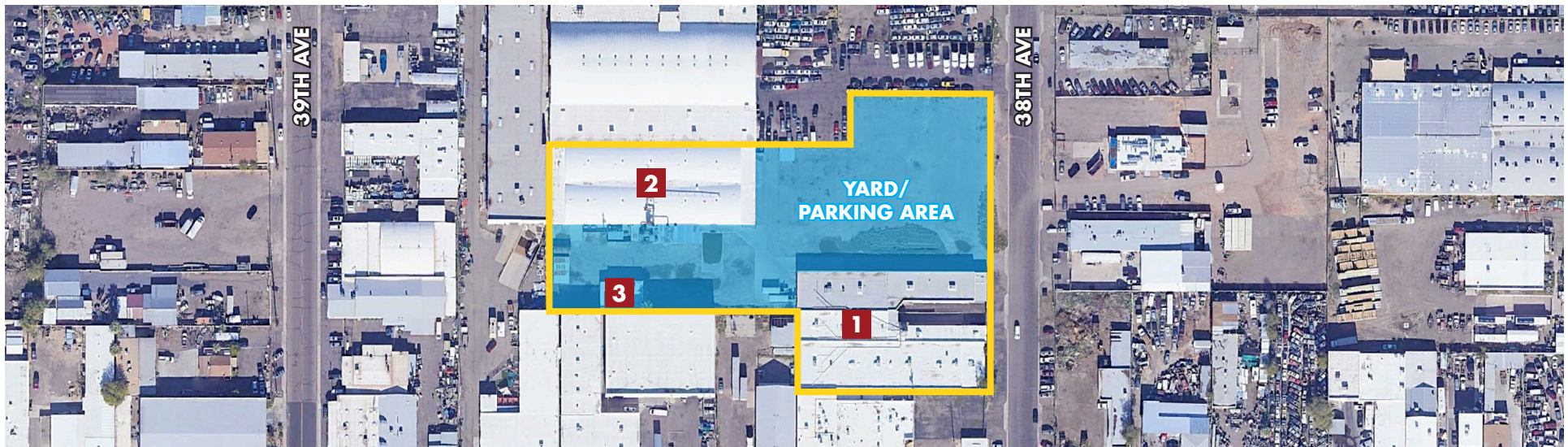
3826 N 38th Ave

- ±26,254 SF
- Fully Air Conditioned
- One (1) Truckwell and Two (2) Grade Level Doors
- ±1,600 Amps (Expandable)



Maintenance Building

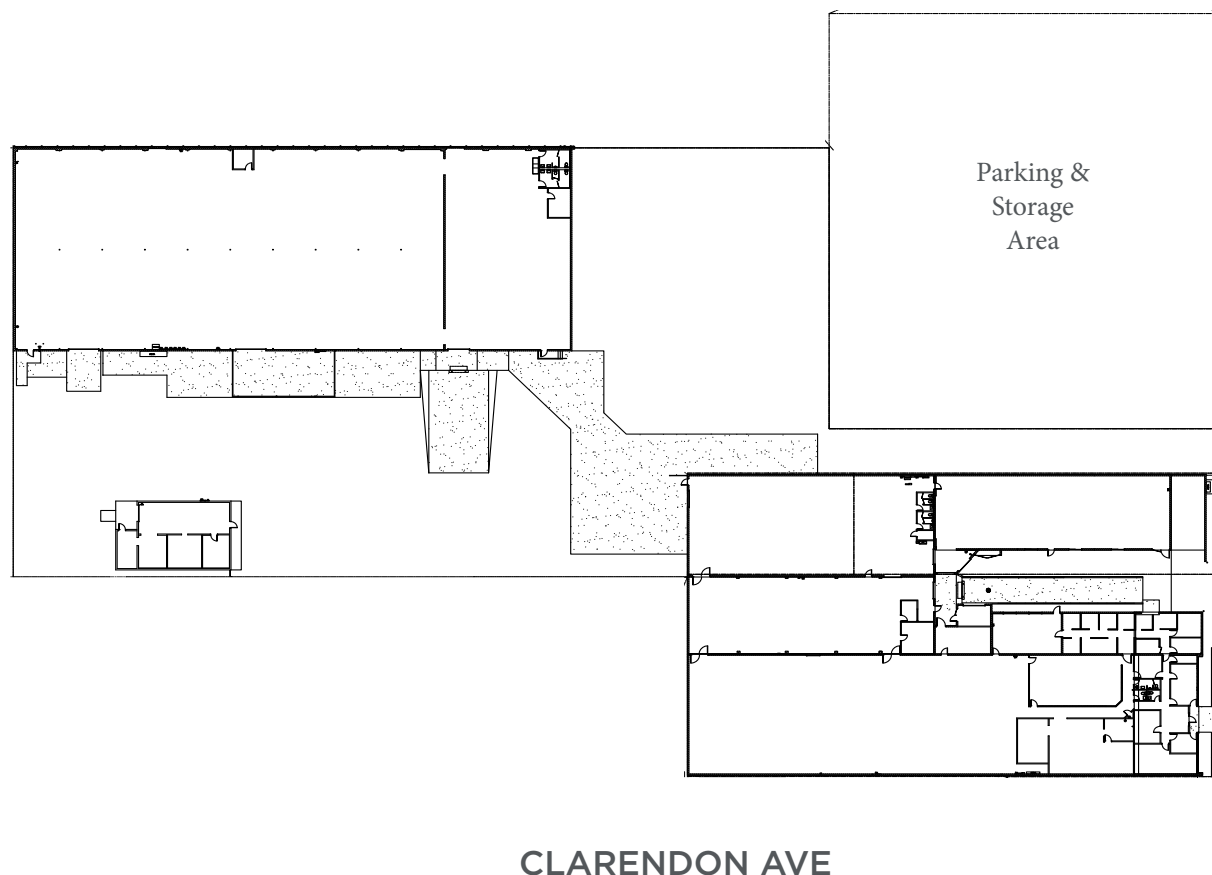
- ±1,696 SF
- ±200 Amps



FOR SALE

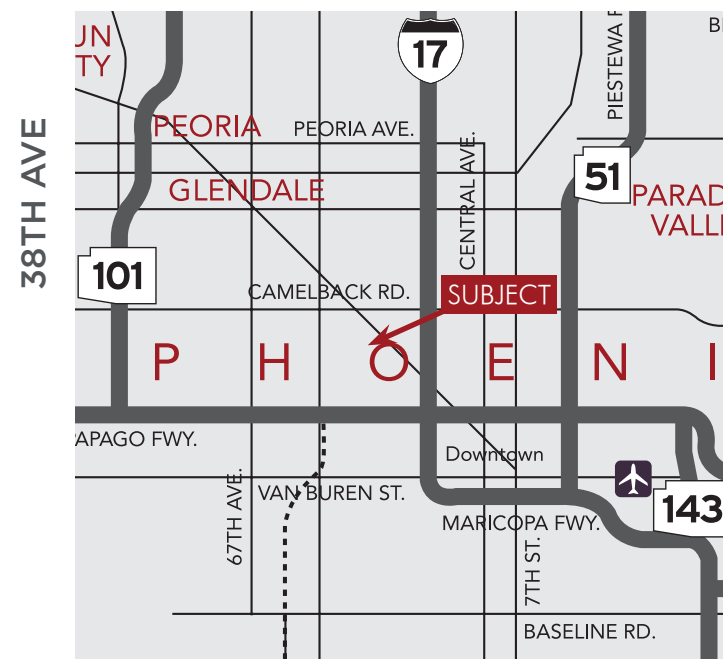
THREE (3) BUILDING ±59,500 SF INDUSTRIAL FACILITY ON ±3.57 ACRES

Site Plan Facility Features



FEATURES

- Zoned A-2 (Heavy Industrial), City of Phoenix
- ±59,000 SF on ±3.57 Acres
- ±0.2 Miles to Indian School Rd
±0.5 Miles to US 60/Grand Ave
±2 Miles to I-17
- SRP Power



The information contained herein has been obtained from sources we believe to be reliable, however, Rein & Grosseohme and its agents have not conducted any investigation regarding these matters and make no warranty or representation expressed or implied regarding the accuracy or completeness of the information. Interested parties need to verify any information that is critical to their decision process and bear all risk for inaccuracies. References to square footage or age are approximate.

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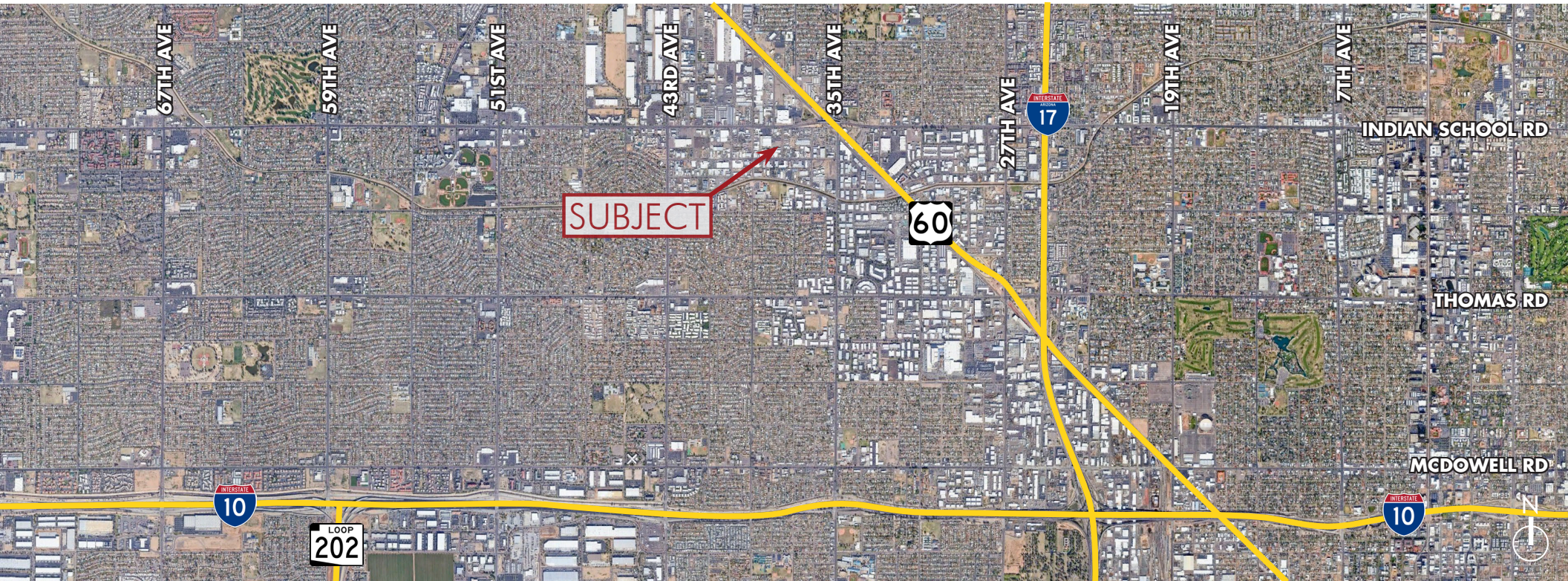
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Aerial Map/Photos

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COMMERCIAL REAL ESTATE



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