



± 12,175 SF INDUSTRIAL/FLEX BUILDING FOR LEASE

3440 E Broadway Rd
Phoenix, AZ 85040



MAJOR RENOVATIONS
UNDERWAY

ALSO FOR LEASE

8767 E. Via de Ventura
Suite 290
Scottsdale, AZ 85258
RGcre.com

MAX SCHUMACHER

480.214.9403
Max@RGcre.com

PATRICK SHEEHAN

480.214.9405
Patrick@RGcre.com

JACK HANSEN

480.214.9421
Jack@RGcre.com

FOR LEASE

±12,175 SF INDUSTRIAL/FLEX BUILDING

Site Information

3440 E Broadway Rd

Phoenix, AZ 85040

- ±12,175 SF Building
- ±0.57 Acre Site
- Zoned IND-PK (Industrial Park), City of Phoenix
- Two (2) Grade Level Doors
- Fenced Yard
- Multiple Grade Level Doors
- Two Story Office
- Frontage on Broadway
- Major Landlord Renovations Underway
- Adjacent ±15,641 SF Industrial Building also Available For Lease by Same Ownership Group (3502 E Broadway Rd)



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.

8767 E. Via de Ventura
Suite 290
Scottsdale, AZ 85258
RGcre.com

MAX SCHUMACHER

480.214.9403
Max@RGcre.com

PATRICK SHEEHAN

480.214.9405
Patrick@RGcre.com

JACK HANSEN

480.214.9421
Jack@RGcre.com

FOR LEASE

±12,175 SF INDUSTRIAL/FLEX BUILDING

Property Photos

R&G
REIN & GROSSEHME
COMMERCIAL REAL ESTATE



8767 E. Via de Ventura
Suite 290
Scottsdale, AZ 85258
RGcre.com

MAX SCHUMACHER

480.214.9403
Max@RGcre.com

PATRICK SHEEHAN

480.214.9405
Patrick@RGcre.com

JACK HANSEN

480.214.9421
Jack@RGcre.com

FOR LEASE

±12,175 SF INDUSTRIAL/FLEX BUILDING

Property Photos

R&G
REIN & GROSSEHME
COMMERCIAL REAL ESTATE



8767 E. Via de Ventura
Suite 290
Scottsdale, AZ 85258
RGcre.com

MAX SCHUMACHER

480.214.9403
Max@RGcre.com

PATRICK SHEEHAN

480.214.9405
Patrick@RGcre.com

JACK HANSEN

480.214.9421
Jack@RGcre.com

FOR LEASE

±12,175 SF INDUSTRIAL/FLEX BUILDING

Site Plan



8767 E. Via de Ventura
Suite 290
Scottsdale, AZ 85258
RGcre.com

MAX SCHUMACHER

480.214.9403
Max@RGcre.com

PATRICK SHEEHAN

480.214.9405
Patrick@RGcre.com

JACK HANSEN

480.214.9421
Jack@RGcre.com

FOR LEASE

±12,175 SF INDUSTRIAL/FLEX BUILDING

Aerial

R&G
REIN & GROSSEHME
COMMERCIAL REAL ESTATE



8767 E. Via de Ventura
Suite 290
Scottsdale, AZ 85258
RGcre.com

MAX SCHUMACHER

480.214.9403
Max@RGcre.com

PATRICK SHEEHAN

480.214.9405
Patrick@RGcre.com

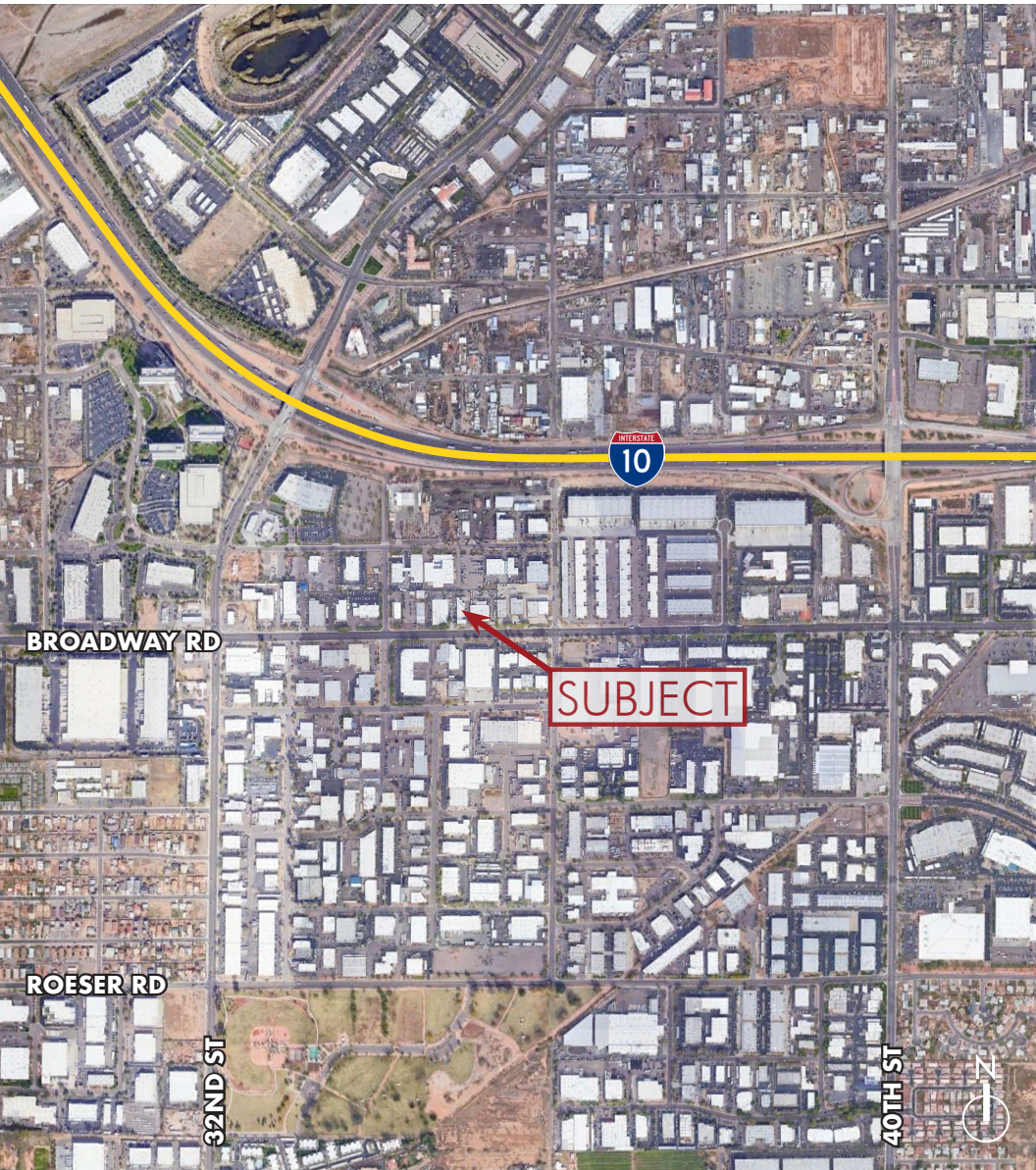
JACK HANSEN

480.214.9421
Jack@RGcre.com

FOR LEASE

±12,175 SF INDUSTRIAL/FLEX BUILDING

Location Maps



8767 E. Via de Ventura
Suite 290
Scottsdale, AZ 85258
RGcre.com

MAX SCHUMACHER

480.214.9403
Max@RGcre.com

PATRICK SHEEHAN

480.214.9405
Patrick@RGcre.com

JACK HANSEN

480.214.9421
Jack@RGcre.com