

**±6,500 SF MANUFACTURING/SERVICE SINGLE TENANT INDUSTRIAL PROPERTY FOR LEASE**

3443 S 36th Street  
Phoenix, AZ 85040



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

**MAX SCHUMACHER PATRICK SHEEHAN JACK HANSEN**

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## Site Information

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### Site Features:

- Total of 6,500 SF (Two Buildings)
- ±0.31 Acre Site (13,810 SF)
- Fully Paved Site (2/3 Concrete, 1/3 Asphalt)
- Electric Gate
- Zoned A-1, City of Phoenix
- EAST BUILDING
  - One (1) 10'x16' Grade Level Roll Up Door
  - Two (2) 10'x10' Grade Level Roll Up Doors
  - No Office Buildout
- WEST BUILDING
  - One (1) Grade Level Door
  - 500 SF Of Office Buildout
- Available for Occupancy February 1, 2024
- **\$6,500 Per Month NNN**



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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Site Images

**R&G**  
REIN & GROSSEHME  
COMMERCIAL REAL ESTATE



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## Location Maps



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