# **±22,766 SF FREESTANDING INDUSTRIAL BUILDING ON ±1.65 AC FOR SALE** 3411 S 44TH ST PHOENIX, AZ 85040

1,200 AMPS OF 277/480V POWER

AATH ST

- 25' CLEAR HEIGHT
- CURRENTLY VACANT FOR AN OWNER/USER

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#### **PROPERTY OVERVIEW**

±22,766 SF

**Building Size** 

±1.65 AC

Site Size

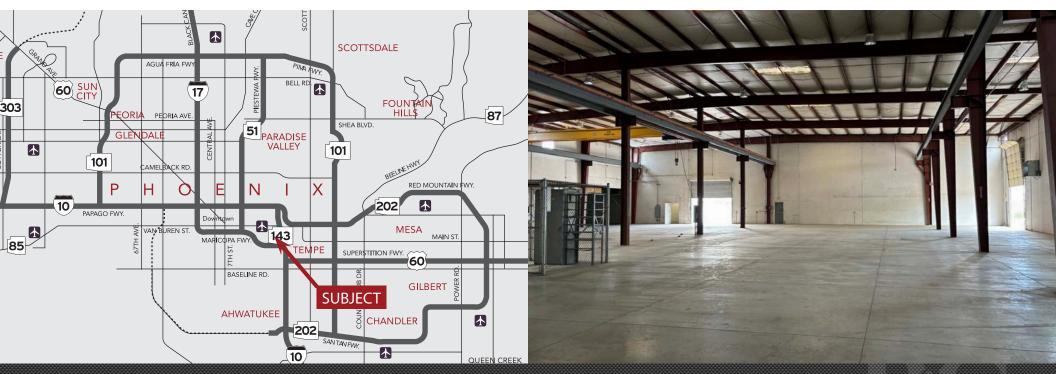
## A-1, City of Phoenix

Zoning

#### PROPERTY HIGHLIGHTS

- 1,200 Amps 277/480V Power
- Crane System in Place
- Fenced and Secured Yard
- Two (2) Grade Level Doors and One (1) Truckwell
- 25' Clear Height
- Located in One of the Most Desirable Submarkets in Phoenix

The information contained herein has been obtained from sources we believe to be reliable, however, Rein & Grossoehme 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.



SITE IMAGES







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