



±4,320 SF WAREHOUSE ON ±0.41 ACRES FOR SALE
3626 N 36TH AVE. PHOENIX, AZ 85019



- Two (2) Grade Level Doors
- Double Truckwell

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PROPERTY OVERVIEW

±4,320 SF

Building Size

±0.41 Acres

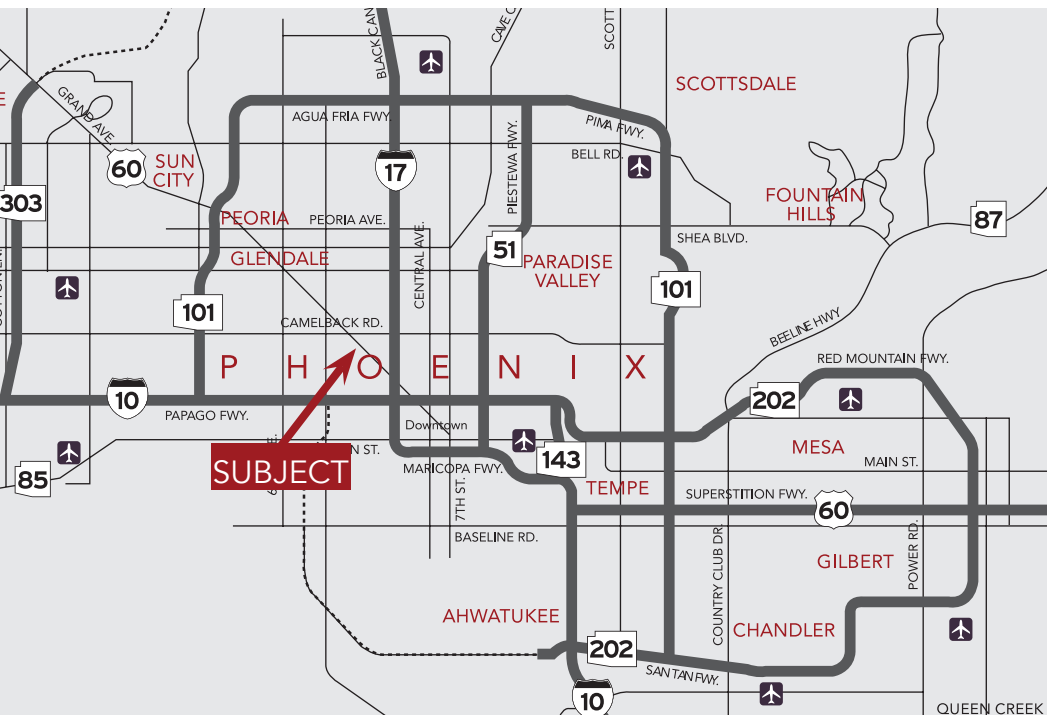
Site Size

\$950,000

Sale Price

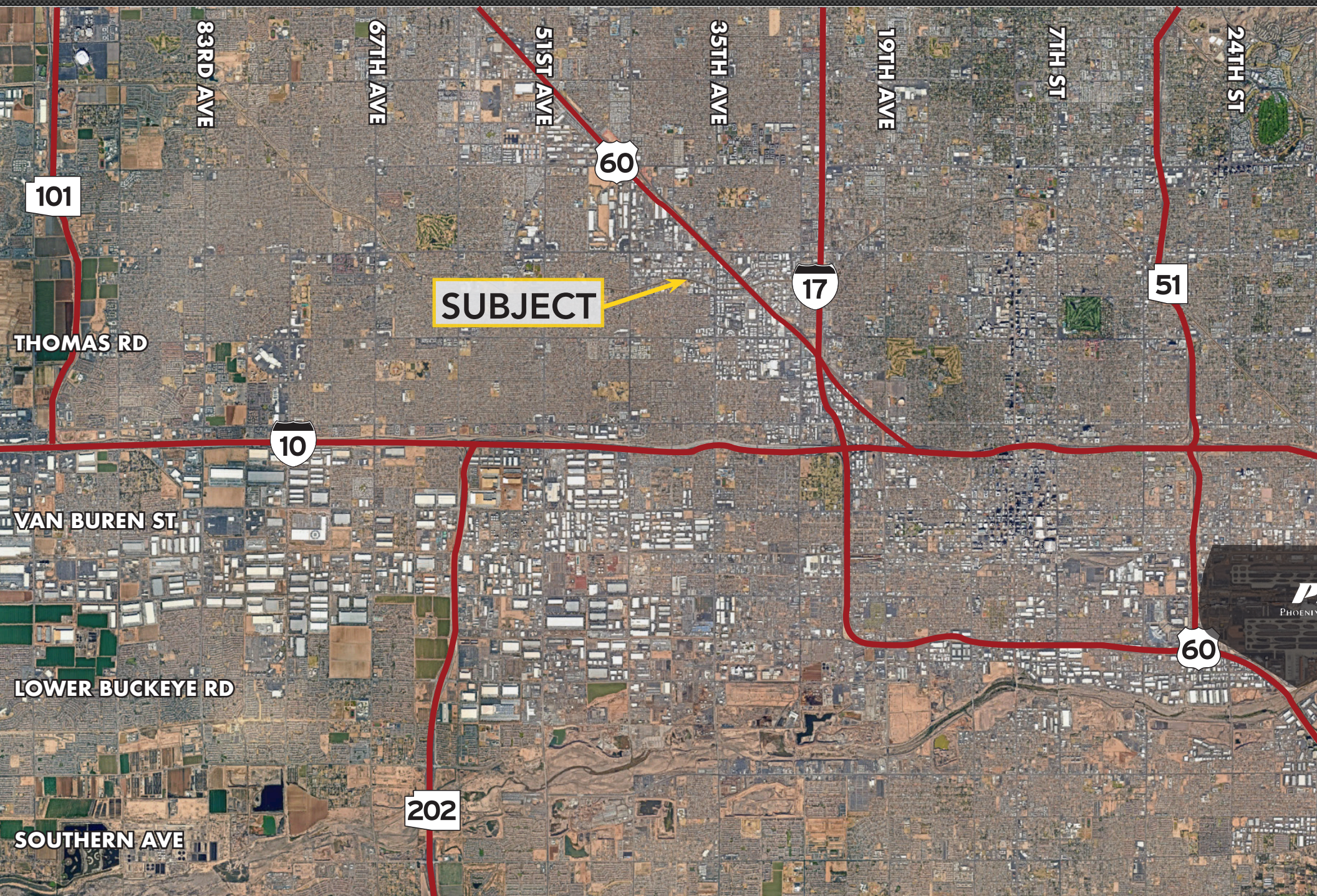
PROPERTY HIGHLIGHTS

- ±4,320 SF Industrial Warehouse with Office
- 13' Clear Height
- Two (2) Grade Level Doors
 - » One (1) 10' x 10'
 - » One (1) 12' x 10'
- One (1) Truckwell with 2 Truck Positions
- Fully Asphalt Paved + Secured Yard
- A-1, Light Industrial Zoning
- Proximity to US-60, I-17, and I-10









SUBJECT



DISCLAIMER:

This information package has been prepared to provide a general overview of the property and to establish preliminary interest among potential buyers. It is not intended to serve as a comprehensive analysis of the property, nor does it replace a thorough due diligence investigation. Rein & Grosseohme and its agents have not conducted independent investigations regarding the property, its tenants, operational history, financials, leases, square footage, age, environmental conditions (including but not limited to contaminants, mold, asbestos, or pollutants), or compliance with local, state, and federal regulations. No warranties or representations are made regarding the financial condition, business performance, or intentions of any tenant occupying the property. The information provided herein has been obtained from sources deemed reliable; however, Rein & Grosseohme and its agents make no guarantees or assurances regarding its accuracy or completeness. Any projections, estimates, or financial models included are for illustrative purposes only and do not necessarily reflect actual or future property performance.

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