

COMING SOON



100% AC MANUFACTURING BUILDING

# 3411

EAST HARBOUR DRIVE  
PHOENIX | AZ



## FOR LEASE INDUSTRIAL PROPERTY

### PROPERTY HIGHLIGHTS

- ±34,768 SF freestanding building with ±10,768 SF office
- HVAC: Roof top package units (100% A/C)
- LOADING: Two grade level doors
- POWER: 2,500 amps; 277/480V
- CLEAR HEIGHT: ±24'
- ZONING: A-2, City of Phoenix (Heavy Industrial)
- Abundant Parking

FOR MORE INFORMATION PLEASE CONTACT:

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INDUSTRIAL/FLEX PROPERTY



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## OFFERING SUMMARY

Lease Rate:	CONTACT BROKER
Available SF:	34,768 SF
Building Size:	34,768 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	428	86,224	388,851
Total Population	1,147	248,222	1,017,187
Average HH Income	\$35,987	\$46,904	\$67,214

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