

100% AC MANUFACTURING BUILDING

### 3411 EAST HARBOUR DRIVE PHOENIX | AZ



# FOR LEASE

### **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

FOR MORE INFORMATION PLEASE CONTACT:DAVID WILSON, SIOR, CCIMCAEXECUTIVE VP / PRINCIPALVICEP: 602.575.2306 | M: 602.284.2999P: 60david.wilson@daumcommercial.comcarted

- CLEAR HEIGHT: ±24'
- ZONING: A-2, City of Phoenix (Heavy Industrial)
- Abundant Parking

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#### **OFFERING SUMMARY**

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

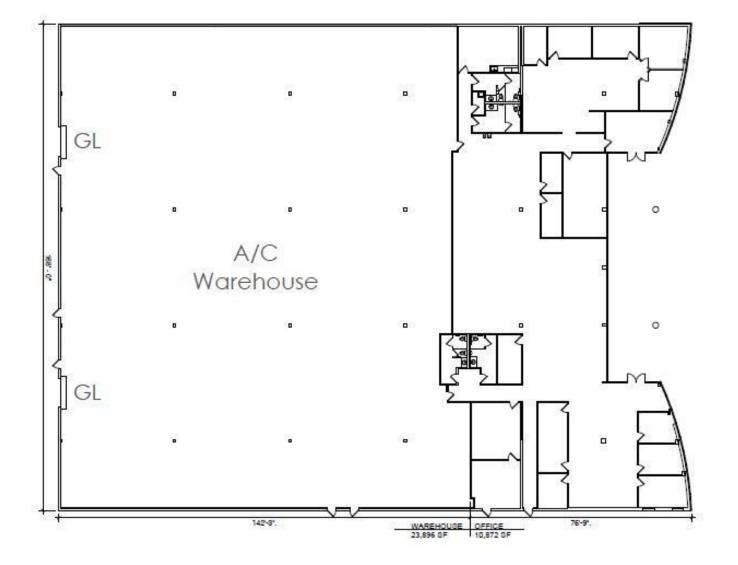
DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	428	86,224	388,851
Total Population	1,147	248,222	1,017,187
Average HH Income	\$35,987	\$46,904	\$67,214

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