

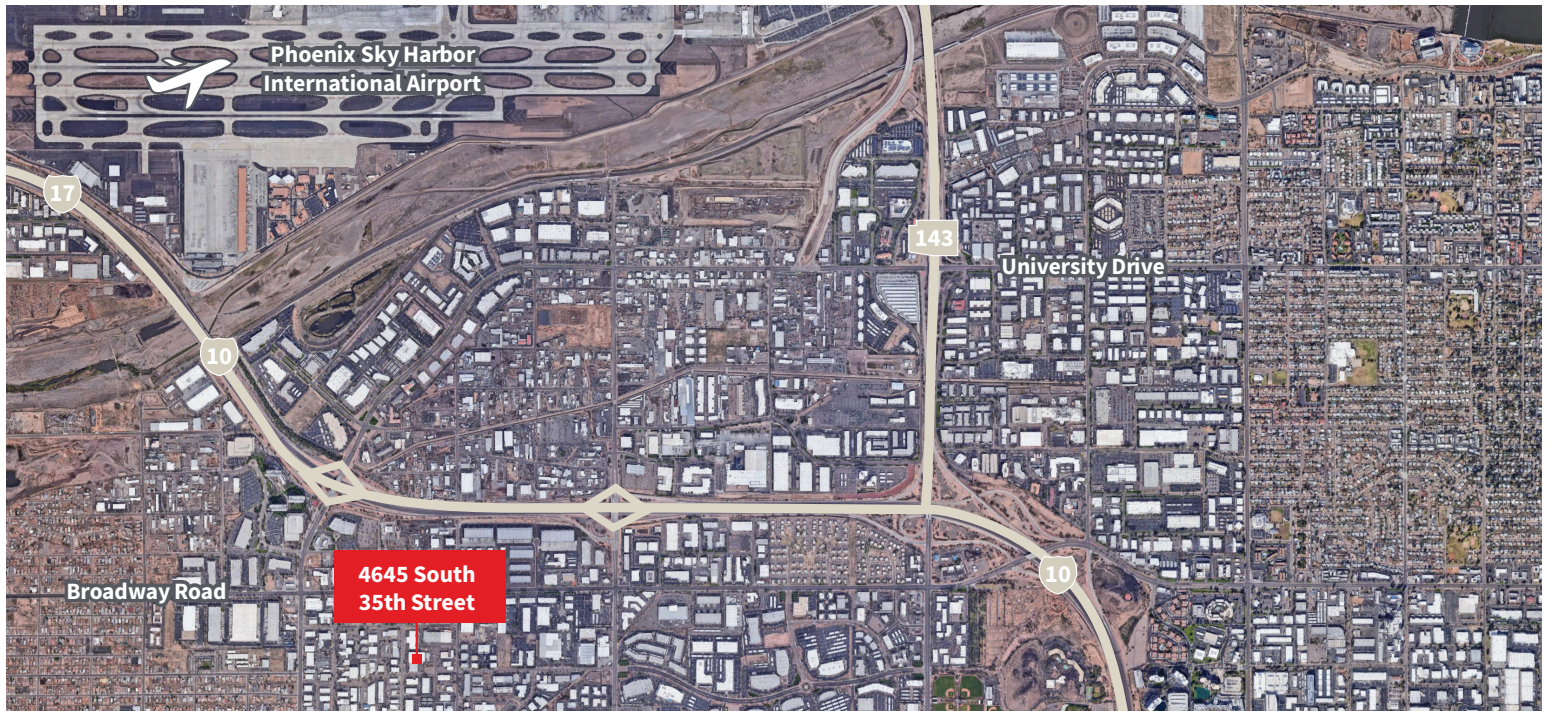


4645 S.
35TH

FOR LEASE OR SALE

4645 S. 35TH STREET, PHOENIX, AZ

Located in the center of the Metro Phoenix area, adjacent to the 5th largest airport in the nation. Immediate access to 6 major freeway systems.



For additional information:

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ATLAS





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PROPERTY FEATURES

- 73,050 SF contiguous
 - » Building A: 50,050 SF
 - » Building B: 23,000 SF
- Office: 15,000 SF (2-story)
- Total Site Area Approx. 4.60 Acres
- Zoning: CPBP, City of Phoenix
- Clear Height: 24' in Building A and 16' in Building B
- Loading:
 - » 4 Grade Level Doors
 - » 3 Truckwell Loading Doors (with covered shade canopy)
- Potential for up to 90 parking stalls
- 1,600 Amps, 120/208 V, 3-Phase, 4-Wire power
- Wet Pipe Automatic Fire Sprinklered Suppression System (.495 GPM/2,000 SF)
- Gas: Meter size is 23M, equivalent to 30 million BTU's



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