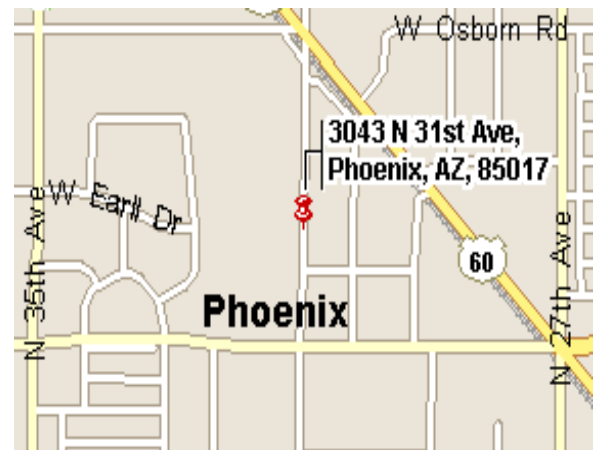


AVAILABLE

3041 N. 31st Avenue
4,000 Sq. Ft.

Features:

- Located just min. from I-10 & I-17 freeways
- 600 sq. ft. +/- office area (open front showroom, 2 r/r)
- 3,400 sq. ft. +/- evap. cooled warehouse
- 14' Minimum clear height
- Two (2) 12' x 12' grade doors
- Excellent accessibility
- 200 amps, 120/208 volt, 3 phase power
- A-2 Zoning, City of Phoenix
- **Competitive Gross Rental Rates**



**Arizona
Industrial
Properties**

5100 N. 40th Street
Phoenix, Arizona 85018
(602) 438-8000
(602) 438-7940 fax
www.azindprop.com

For More Information Contact:

Randy S. Warner
(602) 438-8000

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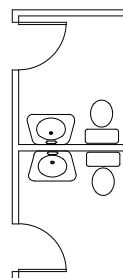
No CAM's

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12' x 12' Grade Door

12' x 12' Grade Door

Warehouse



16' x 40'

Drawing Not To Scale
For Reference Only

3041 N. 31st Avenue
Approx. 4,000 Sq. Ft.