

# 3355 W EARLL DR

Phoenix, AZ 85017



## Property Summary



### PROPERTY DESCRIPTION

Located just off the I-10 and I-17 Freeway, this single/multi tenant industrial building features high end office finishes and a landscaped courtyard. With proximity to Grand Canyon University, Midtown Phoenix and the Sky Harbor International Airport, the property serves as a great location for businesses in the West Phoenix Metro Area.

### PROPERTY HIGHLIGHTS

- ±14' Clear Height
- ±10'x10' Overhead Doors
- Zoning: A-2
- Easy Freeway Access

### OFFERING SUMMARY

|                |                      |
|----------------|----------------------|
| Lease Rate:    | \$1.30 SF/month (MG) |
| Available SF:  | 2,200 - 3,500 SF     |
| Lot Size:      | 0.45 Acres           |
| Building Size: | 4,400 SF             |

### DEMOGRAPHICS

|                   | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 3,646    | 53,175   | 135,708  |
| Total Population  | 15,399   | 183,703  | 429,273  |
| Average HH Income | \$39,006 | \$41,365 | \$45,685 |

### FRANKLIN CONNELL

Senior Associate | 480.201.0877 (Mobile/Text)  
fconnell@cutlercommercial.com

### CUTLER COMMERCIAL

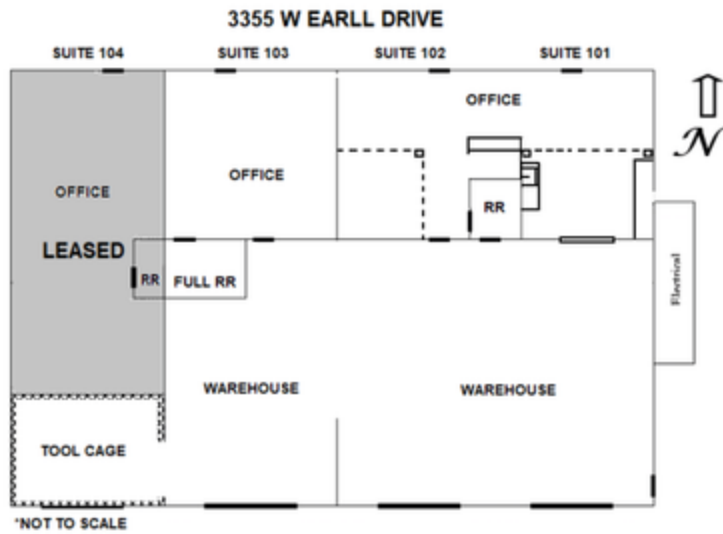
2150 East Highland Avenue, Suite 207, Phoenix, AZ 85016  
602.955.3500 | cutlercommercial.com

# 3355 W EARLL DR

Phoenix, AZ 85017



## Floor Plan & Additional Photos



### FRANKLIN CONNELL

Senior Associate | 480.201.0877 (Mobile/Text)

fconnell@cutlercommercial.com

### CUTLER COMMERCIAL

2150 East Highland Avenue, Suite 207, Phoenix, AZ 85016

602.955.3500 | cutlercommercial.com

All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice and to any special listings conditions, including the rate and manner of payment of commissions for particular offerings imposed by principals or agreed to by the company, the terms of which are available to interested principals or brokers. All dimensions are approximate. Owner and/or Broker make no representations expressed or implied as to the accuracy of floor plan/site plan dimensions.