

# FOR LEASE

4035 – 4075 WEST FAIRMOUNT PHOENIX, ARIZONA



**\$.45 Modified Gross**

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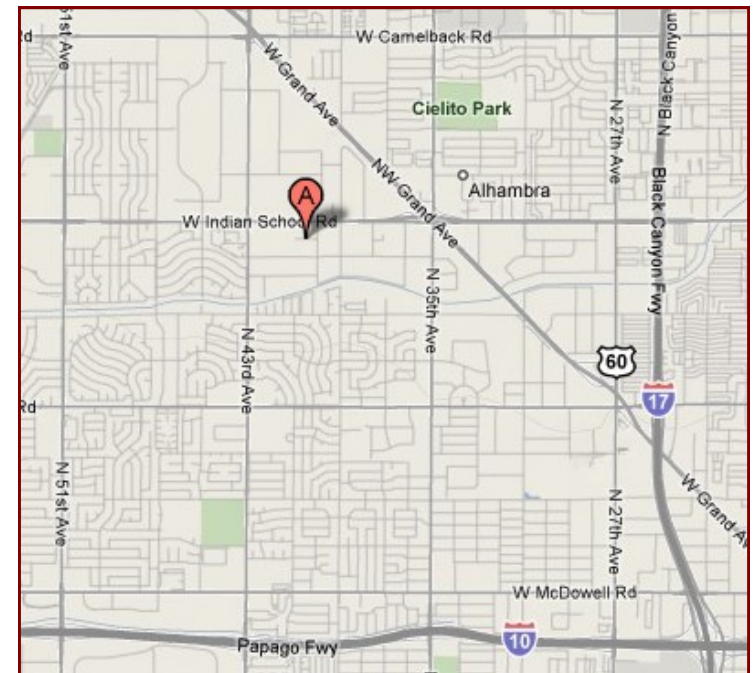
## Available Suites:

**4035 W. Fairmount Ave:**

- ▣ ±6,050 SF
- ▣ Reception, 2 Offices, Large Open Bull Pen Area, Break Room
- ▣ Grade Level Loading– Common Truck well
- ▣ ±200 Amps 3-Phase Power

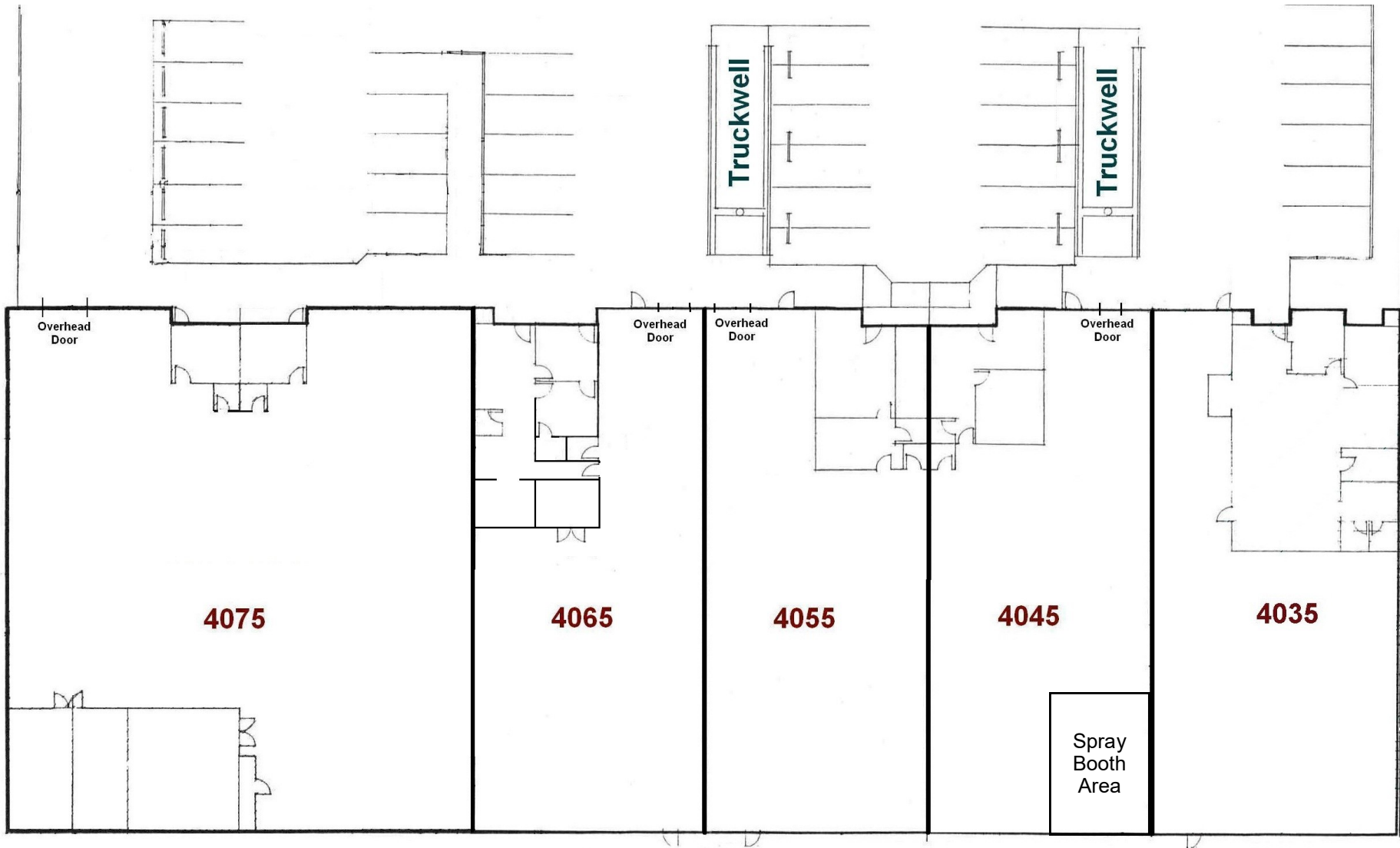
## Property Features

- ▣ A-1 Zoning
- ▣ Fire Sprinklered
- ▣ ±16' Clear Height
- ▣ 3 Phase Power - SRP Power
- ▣ Truckwell and Grade Level Loading
- ▣ Skylights



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NOTE: ALL DIMENSIONS ARE APPROXIMATE AND THE SITE PLAN IS NOT TO SCALE

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