

±60,000 SF MULTI-USE FACILITY FOR LEASE



3800, 3820 & 3826 North 38th Avenue

Phoenix, Arizona

An Approximately ±60,000 SF Multi-Use Facility on ±3.9 Acres of Land

For more information, please contact:

Andy Cloud

Managing Director

+1 602 224 4419

andy.cloud@cushwake.com

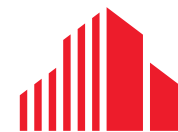
2555 East Camelback Road, Suite 400

Phoenix, Arizona 85016

ph: +1 602 954 9000

fx: +1 602 253 0528

www.cushmanwakefield.com



**CUSHMAN &
WAKEFIELD**

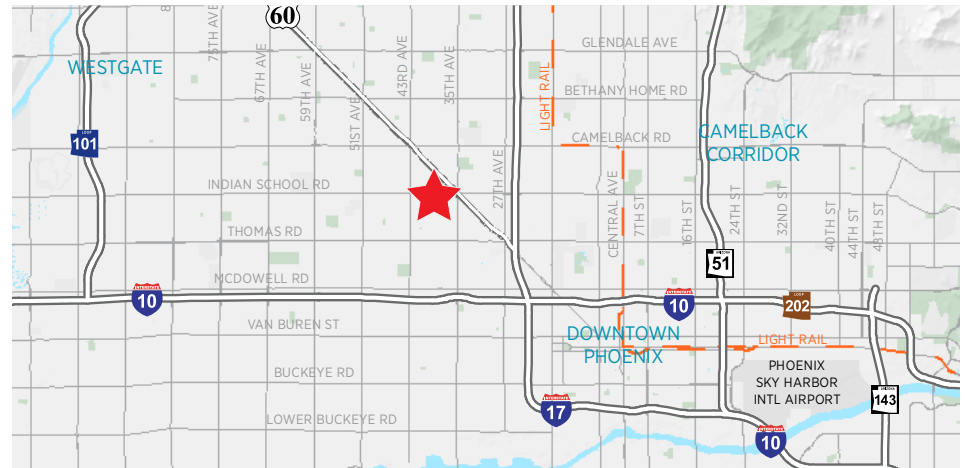
3800, 3820 & 3826 North 38th Avenue Phoenix, Arizona | An Approximately ±60,000 SF Multi-Use Facility on ±3.9 Acres of Land



Buildings & Yard Area

- 1** 3800 N. 38th Ave: Approx. ±1,904 SF
 - Fully Air Conditioned
 - All office build out, including reception area and multiple private offices
 - Fully secured parking area
- 2** 3820 N. 38th Ave: Approx. ±31,375 SF
 - Fully Air Conditioned
 - Multiple private offices, work stations, breakroom, and conference areas
 - Multiple restrooms
 - Production warehouse area of approx. ±22,000 SF
 - Truck Well
 - Two (2) Ground Level Doors
 - Electrical Service: Approx. 1600 AMPS
- 3** 3826 N. 38th Ave: Approx. ±26,254 SF
 - Fully Air Conditioned
 - Minimal Office
 - One (1) Truck Well
 - Two (2) Ground Level Doors
 - Electrical Service: Approx. 1200 AMPS
- 4** Maintenance Building: Approx. ±1,696 SF
 - Electrical Service: Approx. 200 AMPS
- 5** Parking & Yard Area: Approx. ±36,425 SF

All dimensions, figures and specifications are approximate and may vary



For more information, please contact:

Andy Cloud
 Managing Director
 +1 602 224 4419
 andy.cloud@cushwake.com

2555 East Camelback Road, Suite 400
 Phoenix, Arizona 85016
 ph: +1 602 954 9000
 fx: +1 602 253 0528

www.cushmanwakefield.com



3800, 3820 & 3826 North 38th Avenue Phoenix, Arizona | An Approximately ±60,000 SF Multi-Use Facility on ±3.9 Acres of Land

Site & Building Features

- Total Site: Approx. 3.9 Acres
- Zoning: A-2, City of Phoenix
- Heavy Electrical Service
- Masonry and metal construction
- Approx. 4 miles from I-17 Freeway
- Approx. 3 miles from US 60/Grand Ave
- Approx. 1/2 mile from Indian School Rd

Lease Rate: \$0.31 NNN

APN	2018 Taxes	Lot SF
107-33-058N	\$25,135.72	±81,022
107-33-058F	\$2,354.12	±36,425
107-33-051B	\$15,694.94	±25,000
107-33-051C	\$3,410.28	±15,000
107-33-059	\$7,082.42	±8,600
107-33-058D	\$302.56	±3,900
Total Taxes/SF:	\$53,980.64	±169,947

All Square Footages are Approximate



For more information, please contact:

Andy Cloud

Managing Director

+1 602 224 4419

andy.cloud@cushwake.com

2555 East Camelback Road, Suite 400
Phoenix, Arizona 85016
ph: +1 602 954 9000
fx: +1 602 253 0528

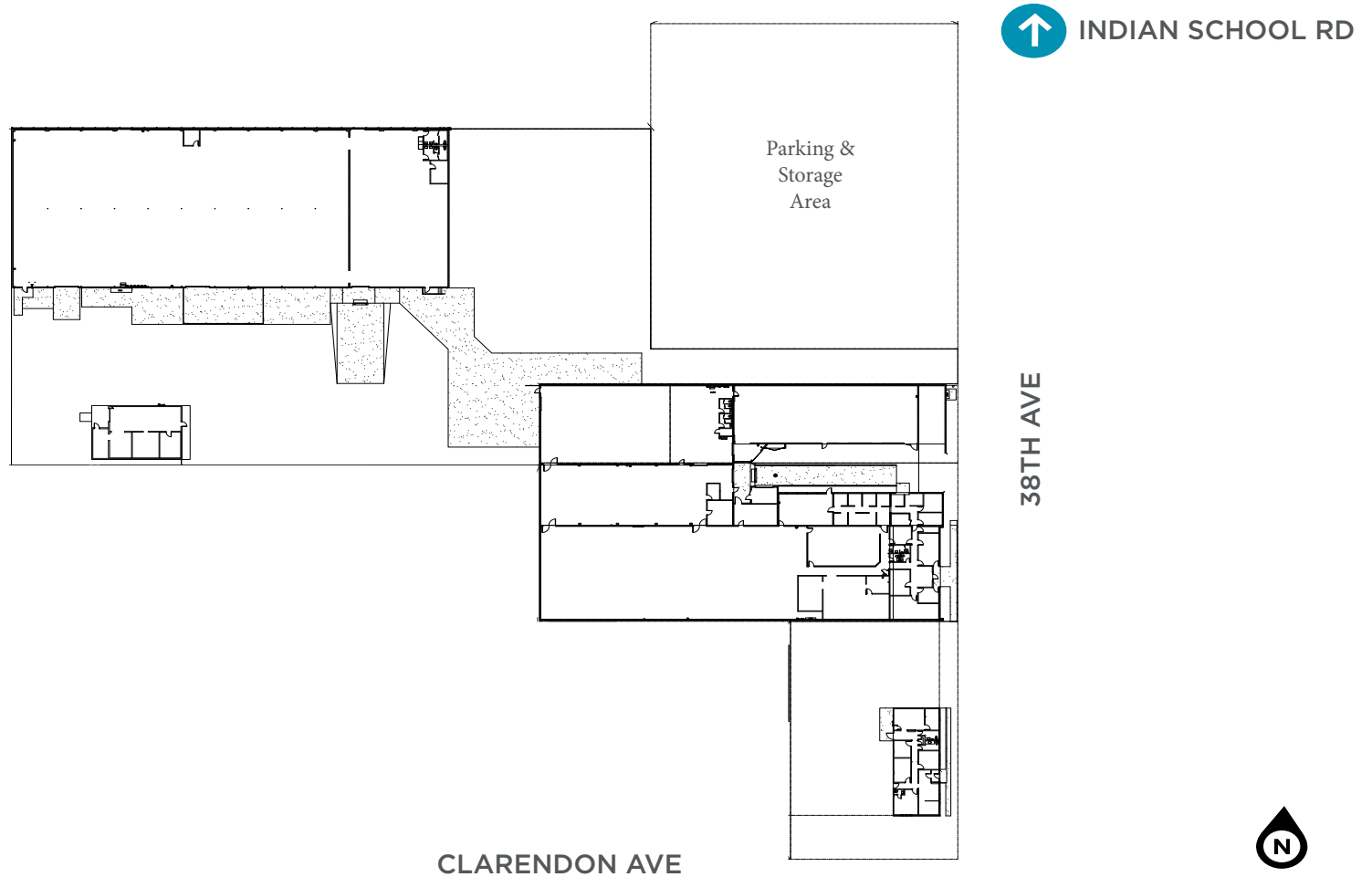
www.cushmanwakefield.com



Cushman & Wakefield Copyright 2019. The information contained herein was lawfully obtained from sources we consider reliable. Cushman & Wakefield is not responsible and expressly disclaims all liability, for errors, omissions, prior sales, withdrawal from the market or change in price. Seller (or Lessor, as the case may be) and broker make no representation as to the environmental condition of the property and recommend Purchaser's (or Lessee's) independent investigation.

3800, 3820 & 3826 North 38th Avenue Phoenix, Arizona | An Approximately ±60,000 SF Multi-Use Facility on ±3.9 Acres of Land

Overall Site Plan



For more information, please contact:

Andy Cloud
Managing Director
+1 602 224 4419
andy.cloud@cushwake.com

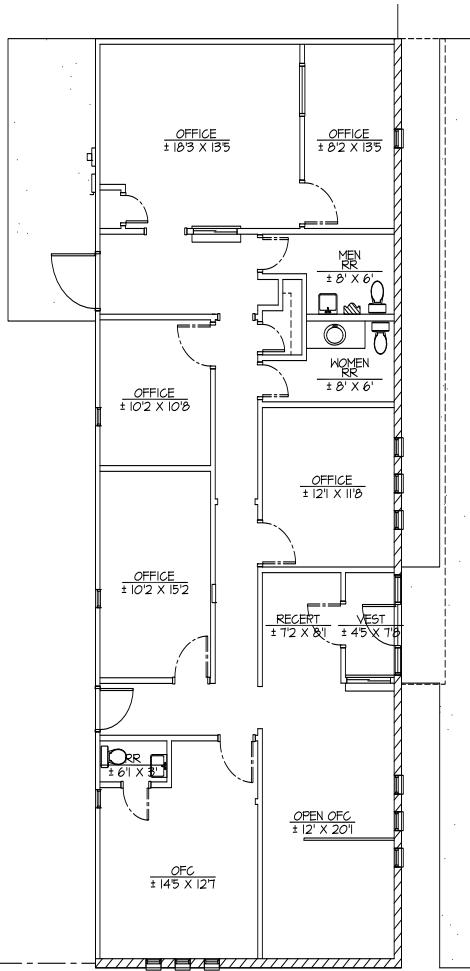
2555 East Camelback Road, Suite 400
Phoenix, Arizona 85016
ph: +1 602 954 9000
fx: +1 602 253 0528

www.cushmanwakefield.com

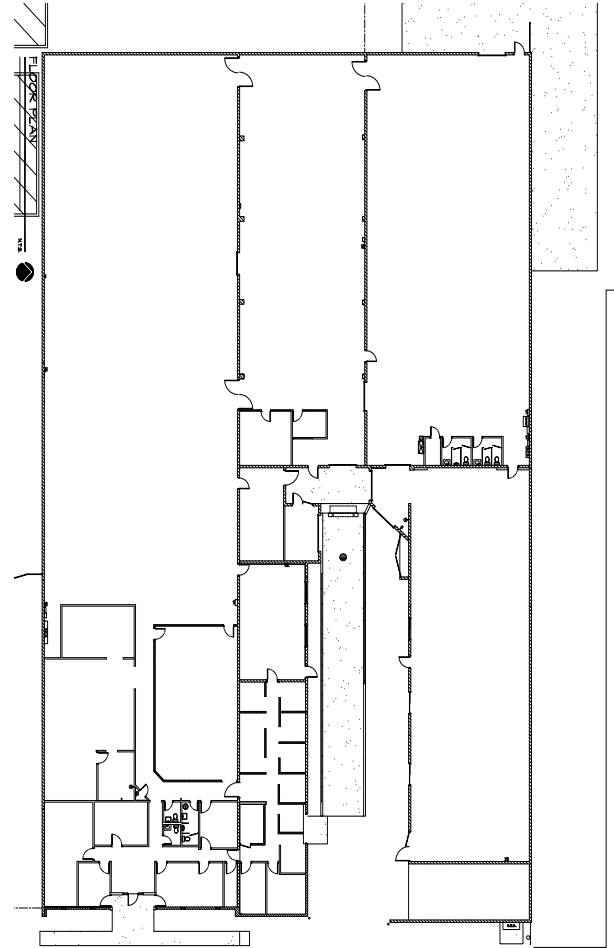


Cushman & Wakefield Copyright 2019. The information contained herein was lawfully obtained from sources we consider reliable. Cushman & Wakefield is not responsible and expressly disclaims all liability, for errors, omissions, prior sales, withdrawal from the market or change in price. Seller (or Lessor, as the case may be) and broker make no representation as to the environmental condition of the property and recommend Purchaser's (or Lessee's) independent investigation.

3800 N. 38th Ave Floor Plan



3820 N. 38th Ave Floor Plan



All Square Footages are Approximate

For more information, please contact:

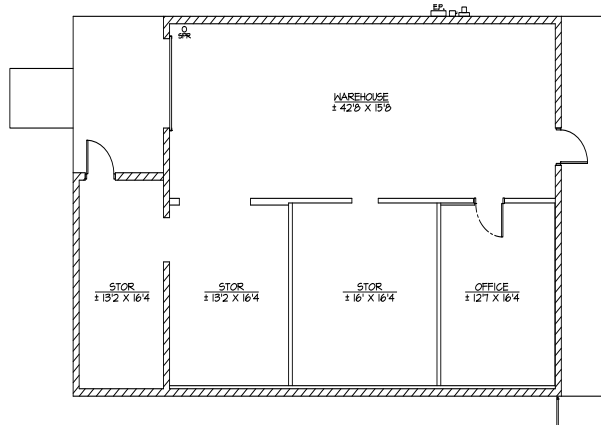
Andy Cloud
Managing Director
+1 602 224 4419
andy.cloud@cushwake.com

2555 East Camelback Road, Suite 400
Phoenix, Arizona 85016
ph: +1 602 954 9000
fx: +1 602 253 0528

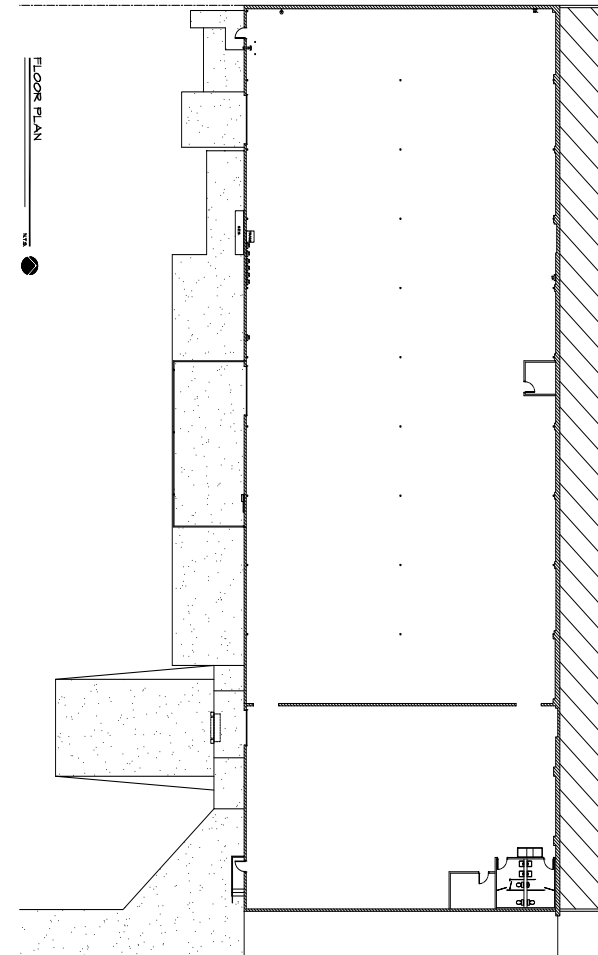
www.cushmanwakefield.com



Maintenance Building Floor Plan



3826 N. 38th Ave Floor Plan



All Square Footages are Approximate

For more information, please contact:

Andy Cloud
Managing Director
+1 602 224 4419
andy.cloud@cushwake.com

2555 East Camelback Road, Suite 400
Phoenix, Arizona 85016
ph: +1 602 954 9000
fx: +1 602 253 0528

www.cushmanwakefield.com



3800, 3820 & 3826 North 38th Avenue Phoenix, Arizona | An Approximately ±60,000 SF Multi-Use Facility on ±3.9 Acres of Land



For more information, please contact:

Andy Cloud
Managing Director
+1 602 224 4419
andy.cloud@cushwake.com

2555 East Camelback Road, Suite 400
Phoenix, Arizona 85016
ph: +1 602 954 9000
fx: +1 602 253 0528

www.cushmanwakefield.com



Cushman & Wakefield Copyright 2019. The information contained herein was lawfully obtained from sources we consider reliable. Cushman & Wakefield is not responsible and expressly disclaims all liability, for errors, omissions, prior sales, withdrawal from the market or change in price. Seller (or Lessor, as the case may be) and broker make no representation as to the environmental condition of the property and recommend Purchaser's (or Lessee's) independent investigation.