

# 3254 E. BROADWAY ROAD

PHOENIX, ARIZONA



±30,905 SF FOR SALE

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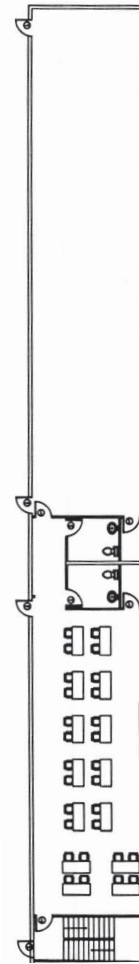


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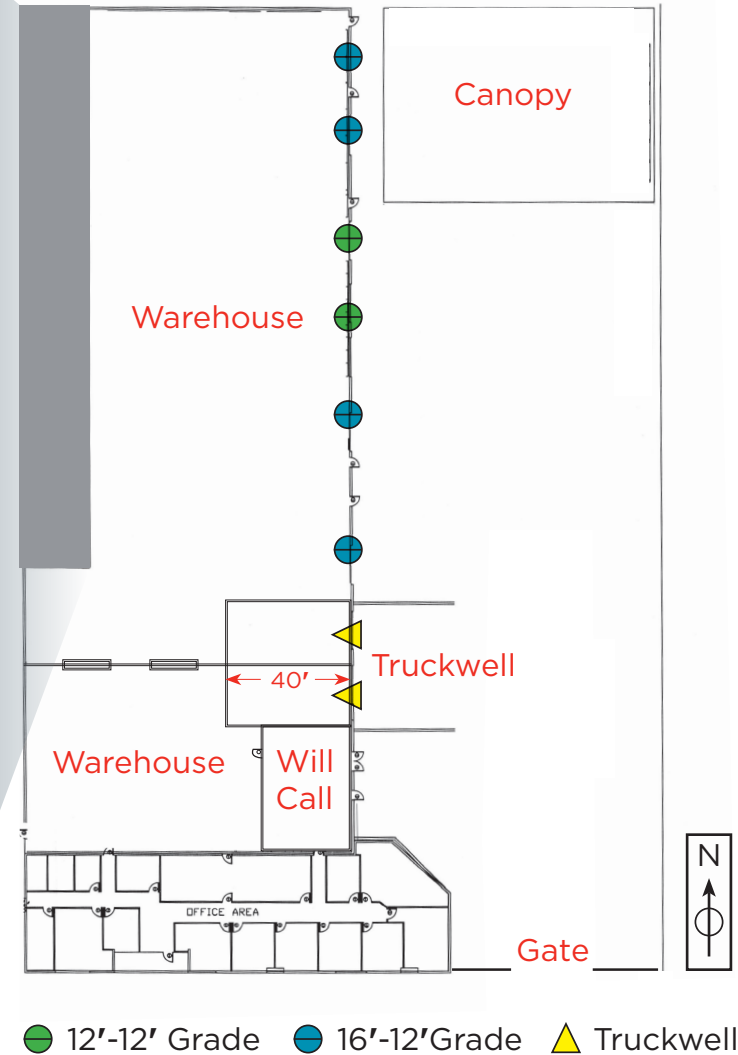
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For Sale



Mezzanine  
Office/Storage



## Floor Plan



For more information, please contact:

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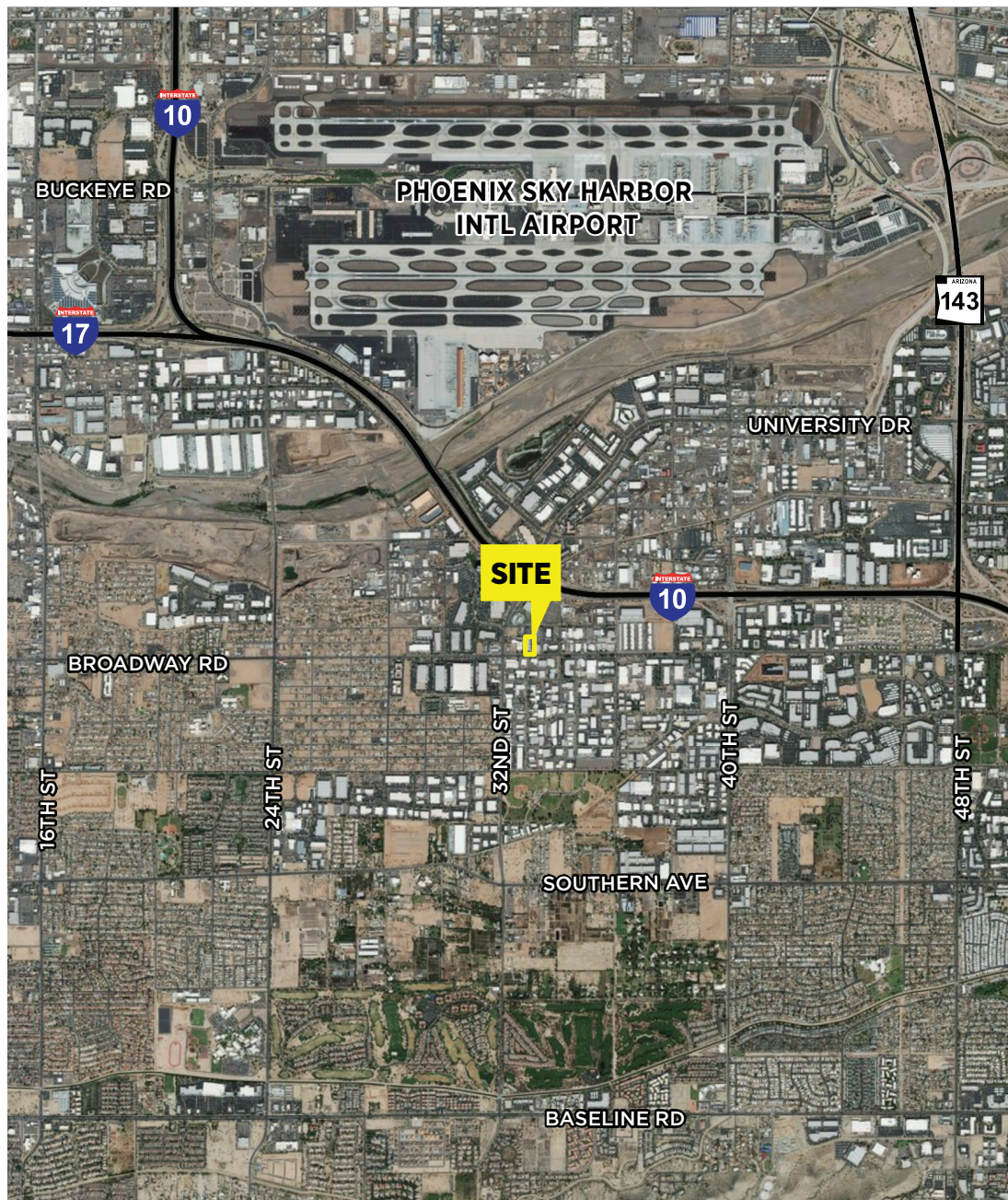
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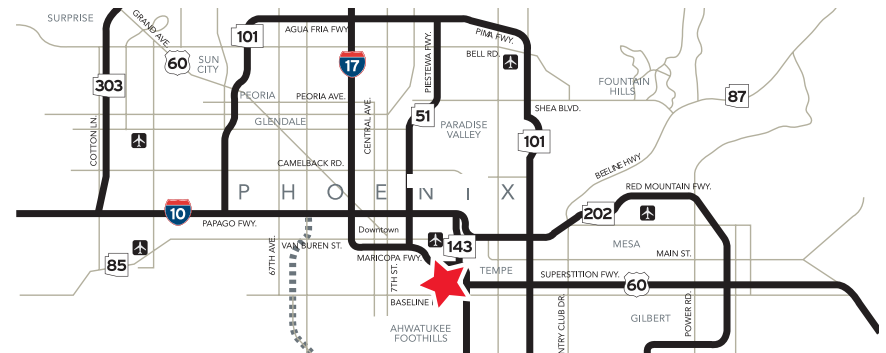
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## PROPERTY FEATURES

TOTAL BUILDING SF	±30,905 SF
OFFICE SF	±4,500
TOTAL SITE SF	±77,188 SF
CLEAR HEIGHT	±22'
LOADING	6 Grade   4-16'x12', 2-12'x12' 2 Truck Wells   16'x12'
ZONING	I-P, Industrial Park
POWER	800 Amps, 277/480 Volts Expandable to 3,600 Amps
YARD	Secured Yard
SPRINKLERS	Yes
CONSTRUCTION	Tilt Concrete
LOCATION	Broadway Road Frontage I-10 Freeway Access/Airport Area
MEZZANINE	±5,000 SF office/storage (not included in total square feet)



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