



±22,766 SF FREESTANDING INDUSTRIAL BUILDING ON ±1.65 AC FOR SALE
3411 S 44TH ST PHOENIX, AZ 85040



44TH ST

KERBY AVE

- 1,200 AMPS OF 277/480V POWER
- 25' CLEAR HEIGHT
- CURRENTLY VACANT FOR AN OWNER/USER



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PROPERTY OVERVIEW

±22,766 SF

Building Size

±1.65 AC

Site Size

A-1, City of Phoenix

Zoning

PROPERTY HIGHLIGHTS

- 1,200 Amps 277/480V Power
- Crane System in Place
- Fenced and Secured Yard
- Two (2) Grade Level Doors and One (1) Truckwell
- 25' Clear Height
- Located in One of the Most Desirable Submarkets in Phoenix

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