



FOR SUBLEASE

±36,956 SF Industrial Building with Yard

402 N. 37th Dr. Suite 101-102
Phoenix, AZ 85009

Divisible to ±18,478 SF

Sublease Expires April 30, 2028

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Accelerating success.

Property Profile

402 N. 37th Dr. Suite 101-102
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Building Area ±36,956 Square Feet (SF)

Divisible To ±18,478 SF

Lot Area ±2.27 Acres (AC)

Cooling Evaporative Cooled Warehouse

Loading 6 Dock High Doors w/ 6 Edge of Dock
2 Grade Level Doors

Clear Height 18'

Zoning Ind-PK, City of Phoenix

Sprinklers Wet

Office 10%

North End ±10,000 SF Fenced Yard

South End ±12,500 SF Shared Fenced Yard



View from South End



View from North End



Large lot with yard space



Convenient access I-10 & I-17

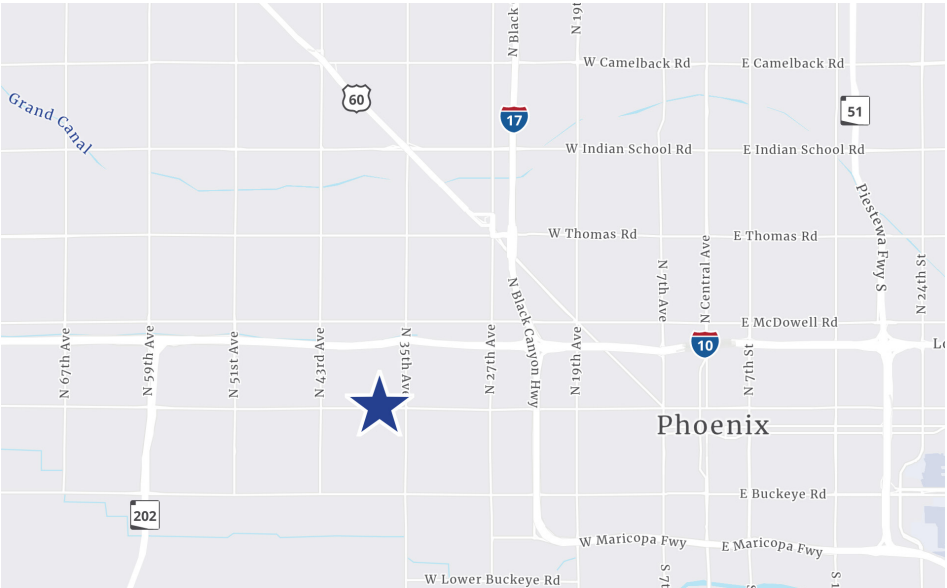


Infill Southwest Phoenix location



Freestanding facility with quality office presence

Freestanding Industrial Building with Yard



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