



THE INTERCHANGE

AT SKY HARBOR

3255 E Elwood Street, Phoenix, AZ 85034

10 INTERSTATE 10 FREEWAY

Suite 107
±22,450 SF

Excellent Freeway Frontage
Interstate-10 Visibility

±22,450 SF
Available



CBRE

PROPERTY FEATURES



±120,778 SF
Total Building



8/1,000
Parking Ratio



650 Amps 277/480V
Power (Expandable to 900A)



A-2 Zoning
City of Phoenix



Freeway Frontage
1-10 & 32nd Street

Leased

Leased

• **±22,450 SF**
• Suite 107

Leased

10

● Grade Level Doors



SUITE 107

±22,450 SF

Address: 3255 Elwood St, Phoenix

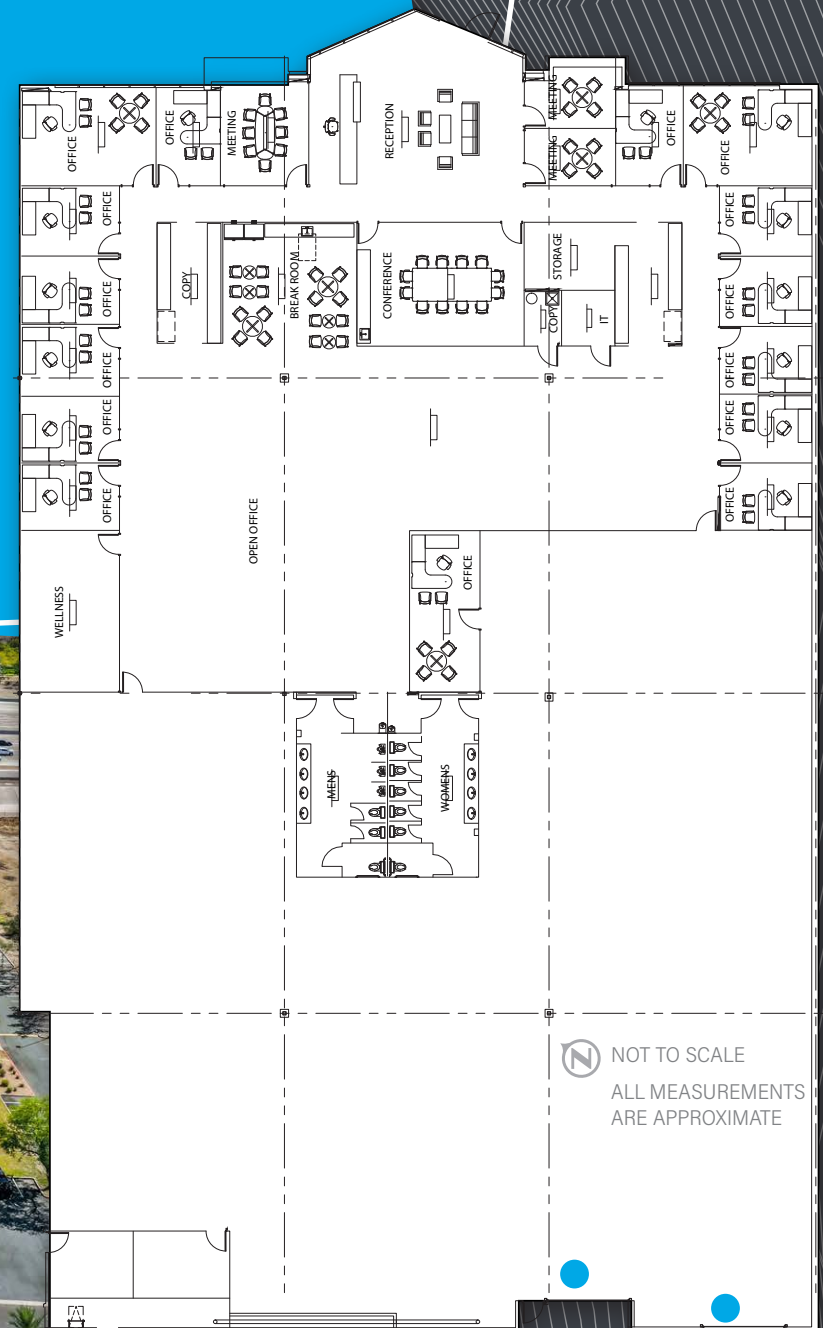
Loading: 2 Grade Level Doors

Clear Height: 19.5'

Cooling: 100% HVAC, Brand New

Yard: Potential for Fenced & Secured

Office: 44%, Class A



● Grade Level Doors

CORPORATE NEIGHBORS

THE INTERCHANGE AT SKY HARBOR

PHX

10

17

143

10

UNIVERSITY DR

BROADWAY RD

SOUTHERN AVE

BASELINE RD

24TH ST

32ND ST

40TH ST

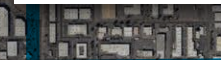
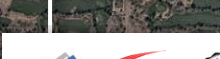
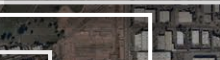
48TH ST



DISTRICT PHOTO



SOUTH MOUNTAIN COMMUNITY COLLEGE



DRIVE TIMES

To Sky Harbor 6 Mins

To I-10 1 Min

Vehicle Per Day via I-17 & I-10 380,000



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CBRE

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