

CAMIDOR

SUBLEASE AVAILABLE

3660 E WIER AVE

PHOENIX, ARIZONA 85040

**CONTACT
INFORMATION:**

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BUILDING SPECS




- » TOTAL SQUARE FOOTAGE: ±9,974 SF
- » LOT SIZE: ±0.53 Acres
- » TOTAL OFFICE: ±4,650 SF
- » ZONING: IP, PHOENIX
- » TOTAL WAREHOUSE: ±5,324 SF
- » CLEAR HEIGHT: 20'
- » YEAR BUILT: 1986
- » POWER: 400 AMPS,
120/208V 3-PHASE



HIGHLIGHTS

- » CENTRAL LOCATION WITH EASY FREEWAY ACCESS
- » 2-STORY OFFICE
- » EVAP COOLED WAREHOUSE
- » 1 GRADE LEVEL DOOR (10'X12')
- » SECURED FENCED YARD

DEMOGRAPHICS

| | 1 MILES | 3 MILES | 5 MILES |
|--|-----------|-----------|-----------|
|  POPULATION | 6,379 | 66,147 | 294,053 |
|  DAYTIME POPULATION | 22,788 | 133,655 | 422,348 |
|  # OF WORKERS | 19,273 | 101,343 | 281,793 |
|  AVG. HH INCOME | \$82,641 | \$97,485 | \$93,888 |
|  AVG. HOME VALUE | \$343,506 | \$460,353 | \$483,038 |



DEDICATED SECURED
FENCED YARD

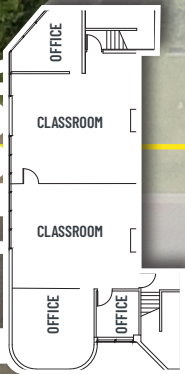
1ST FLOOR



PARCEL: 122-74-191

Wier Avenue

2ND FLOOR



DOWNTOWN PHOENIX

±15 MINUTES | ±7.5 MILES

MIDTOWN PHOENIX

±18 MINUTES | ±9.5 MILES

CAMELBACK CORRIDOR

±20 MINUTES | ±11 MILES

PHX
PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT



FULL DIAMOND INTERCHANGE
32ND ST (UNIVERSITY DR) & INTERSTATE 10



UNIVERSITY DRIVE ±18,698 VPD



32ND STREET ±38,163 VPD

TRADEMARK

FULL DIAMOND INTERCHANGE
40TH ST & INTERSTATE 10



BROADWAY ROAD ±18,720 VPD



3660 E WIER AVENUE
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36TH STREET ±2,013 VPD



WIER AVENUE



CHIPMAN ROAD



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