

3255-3305 W. Osborn Road

PHOENIX | ARIZONA | 85017



*IMAGE ENHANCED BY AI

**±44,260 SF INDUSTRIAL MANUFACTURING BUILDING
ON ±2.54 AC OF LAND FOR SALE OR LEASE**

FOR MORE INFORMATION, CONTACT:



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COMMERCIAL REAL ESTATE SERVICES

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PROPERTY HIGHLIGHTS

- ±44,260 SF Available
- ±2.54 AC Lot Size
- 10% Office Space
- Additional Canopy Coverage/ Storage Zones
- 24' Clear Height
- Dock-High & Grade-Level Loading Doors
- Loading Doors on 3 Sides of the Building
- 3,400 Amps, 277/480 Volts, 3-Phase Power
- Ample Parking
- Fenced Yard
- A-2 Zoning





BILLBOARD PARCEL
AVAILABLE

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3255 W. Osborn Rd is located in a well-established industrial area of west-central Phoenix, with a mix of warehouses, manufacturing facilities, and commercial businesses nearby. The site offers convenient access to major transportation routes, including Interstate 17 and Grand Avenue, making it a practical location for industrial and distribution operations. The surrounding community provides a solid workforce base and easy access to the greater Phoenix market.

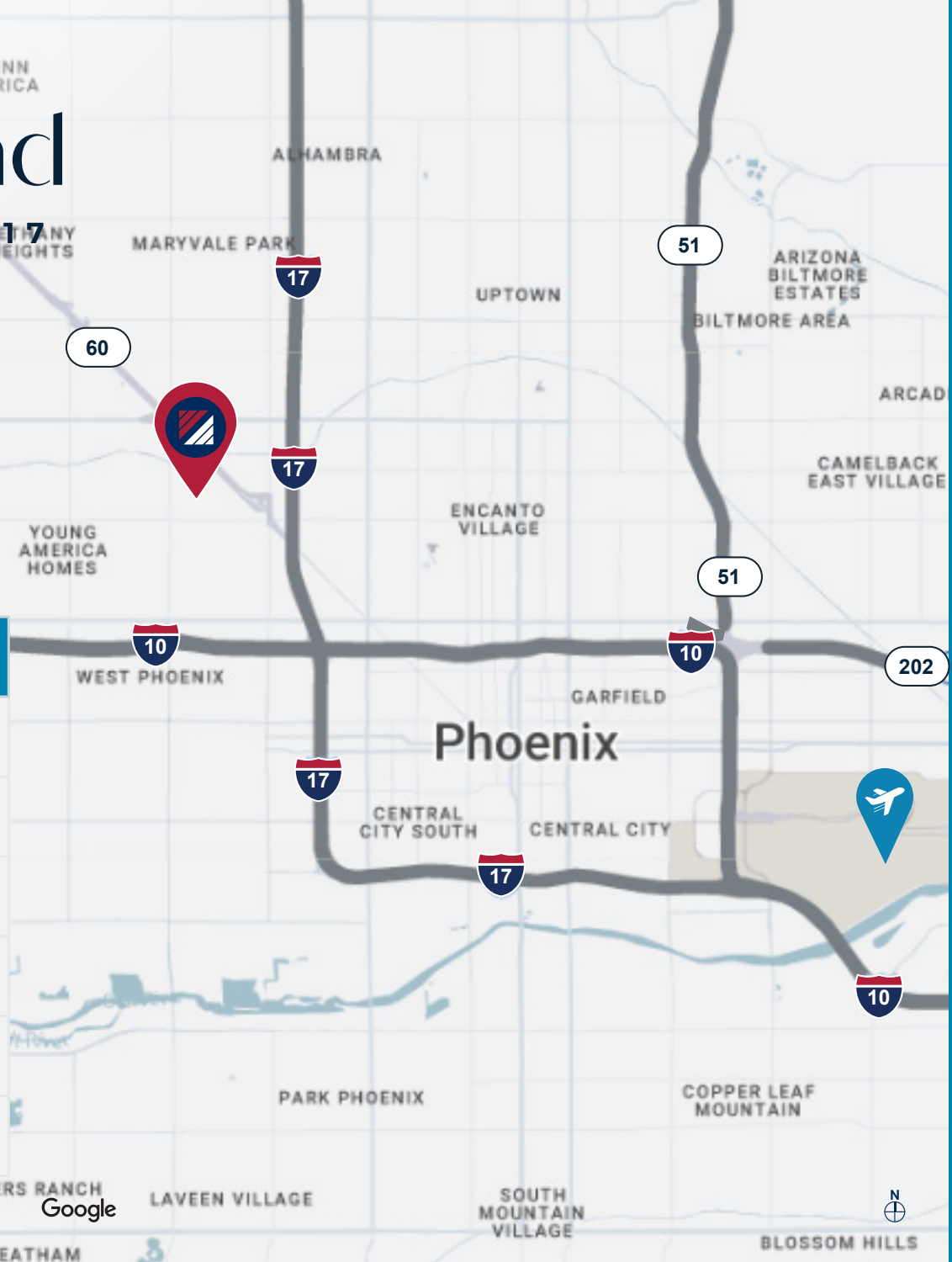
Google

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DEMOGRAPHICS	3 MI.	5 MI.	10 MI.
2020 Population	191,894	474,188	1,356,791
2025 Population	193,417	489,706	1,421,892
2030 Population Projection	199,215	507,530	1,478,586
Avg Household Income	\$74,022	\$79,259	\$93,295
Median Household Income	\$57,025	\$58,790	\$70,196
Total Specified Consumer Spending	\$1.6B	\$4.7B	\$15.2B



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