

FOR SALE OR LEASE

MANUFACTURING BUILDING WITH CLEANROOM

±19,800 SF AVAILABLE

JANUARY 1, 2027

PHX
PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT



IMMEDIATE
AIRPORT ACCESS



EXCEPTIONAL
FREEWAY CONNECTIVITY



INFILL
INDUSTRIAL LOCATION

3451 EAST HARBOUR DRIVE

PHOENIX, ARIZONA

PROPERTY HIGHLIGHTS

Building Size: ±19,800 SF

Office / Clean Room ±70%

Land Size: ±1.5 AC (Coverage 30%)

Year Built: 1996

Clear Height: 18'

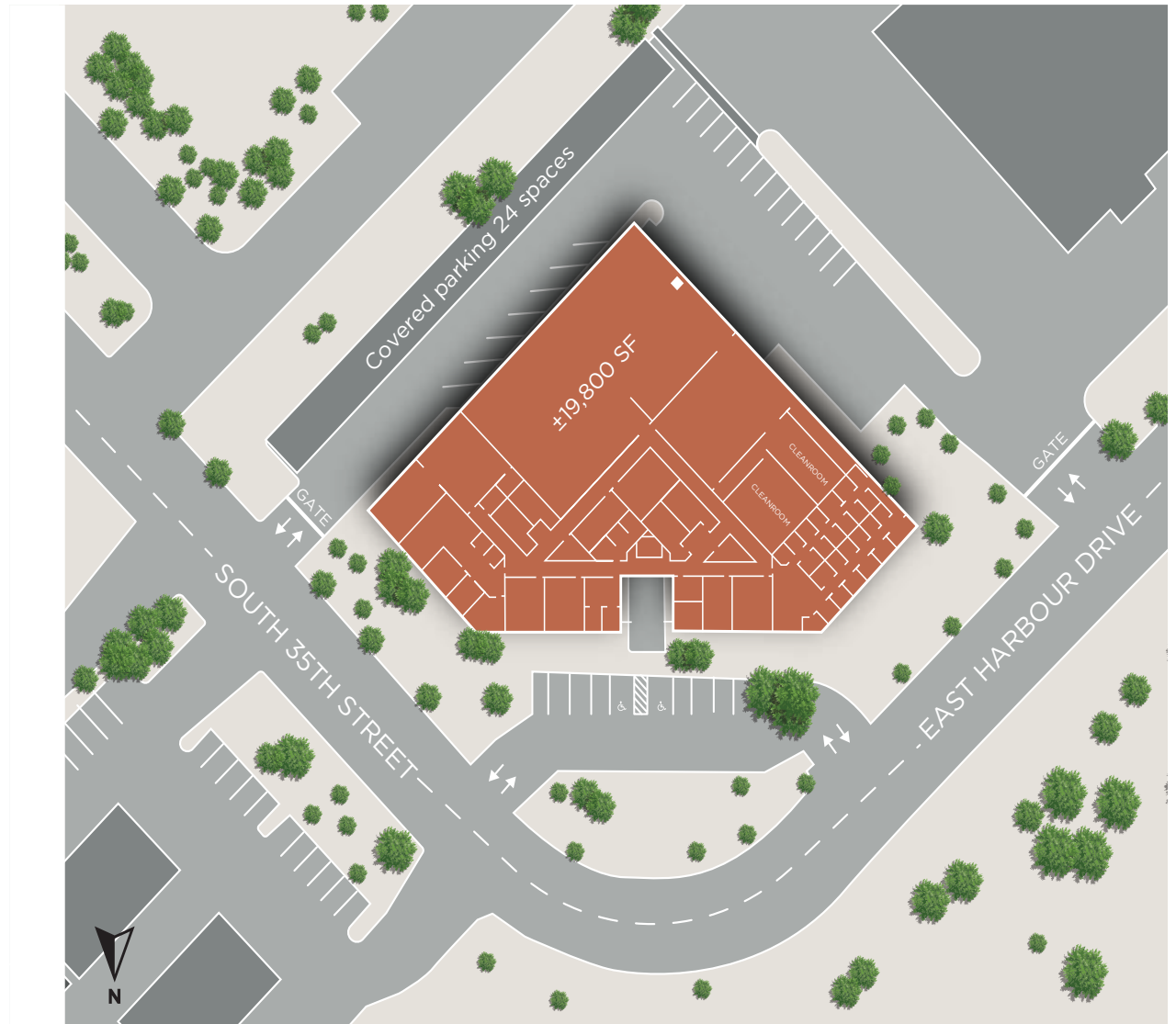
Loading: 1 Grade Level Door

Yard: Secured

Parking: 52 Stalls

Cooling: 100% HVAC

Zoning: I-2, City of Phoenix



CORPORATE NEIGHBORS



DISTANCE FROM 3451 EAST HARBOUR DRIVE



0.8 MILES
TO INTERSTATE 10



2.5 MILES
TO PHX SKY HARBOR
INTL. AIRPORT



3.5 MILES
TO LOOP 202 FREEWAY



5 MILES
TO INTERSTATE 17



8 MILES
TO LOOP 101 FREEWAY







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