



MHG Commercial  
*Different. Driven. Dark Horse.*  
1702 E McNair Drive  
Tempe, AZ 85283 | United States  
mhgcommercial.com

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# Office and Warehouse Space for lease

3401 E Harbour Dr | Phoenix, AZ 85034



Position your business in a highly functional and well-located industrial property near Phoenix Sky Harbor. This offering features a **±8,200 SF suite** combining professional office space with a versatile warehouse component—ideal for businesses needing both administrative and operational functionality.

This is a *partial* building lease, offering flexibility without the burden of occupying excess space.

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# PROPERTY OVERVIEW

- Total Available: **±8,200 SF**
- Office: **±5,700 SF**
- Warehouse: **±2,500 SF**
- Lease Type: **Industrial Gross**
- Lease Rate: **\$20.40 PSF**
- Utilities Included: **Water, Sewer, Electric**

## HIGHLIGHTS

- Functional office + warehouse configuration
- Ideal for contractors, service companies, light industrial users, or distribution
- Cost-efficient structure with utilities included
- Professional office buildout for team operations
- Warehouse component for storage, light assembly, or logistics
- Flexible footprint within a larger industrial asset
- Furnishings can be made available

[Property Website](#)



# LOCATION OVERVIEW

Located in a prime Airport Submarket, this property provides exceptional access to key transportation corridors:

- Minutes from Phoenix Sky Harbor International Airport
- Quick connectivity to Interstate 10, Loop 202, and State Route 143
- Central location allowing easy service to the entire Phoenix metro
- Surrounded by established industrial and business users

## IDEAL USES

- Contractor headquarters
- Service-based businesses (HVAC, electrical, plumbing)
- Light distribution & storage
- E-commerce or fulfillment operations
- Office-intensive industrial users



# FINANCIAL SUMMARY

- Lease Rate: \$20.40 PSF  
(Gross Industrial)
- Included Expenses: Water,  
Sewer, Electric

# WHY THIS PROPERTY

This space offers a rare balance of professional office presence and functional warehouse utility, all within one of Phoenix's most strategic industrial corridors. With utilities included and a central location near the airport, tenants benefit from both cost predictability and operational efficiency.



3D Tour



Click here















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MHG Commercial builds strong partnerships based on trust and integrity. They prioritize relationships with their residential agent partnerships, community leaders, clients, and referrals. Their commitment to these relationships allows them to expand their knowledge and make a positive impact on the local community.

Overall, MHG Commercial is known for its experienced professionals, transparent and informed approach, and dedication to client satisfaction. Their diverse expertise, collaborative experience, and commitment to building relationships make them a reliable partner for commercial real estate needs in Arizona.

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