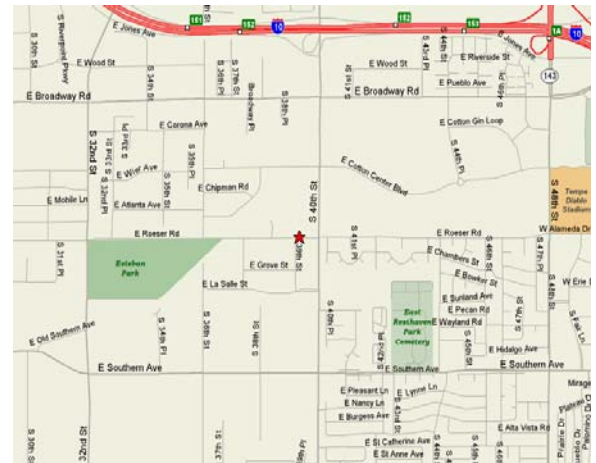


# AVAILABLE

3910 E. Roeser Road  
4,000 Sq. Ft.

## Features:

- Located just min. from I-10, 202 & I-17 freeways
- 800 sq. ft. a/c office area (Reception/showroom, 2 offices & 2 RR)
- 3,200 sq. ft. +/- evap. cooled warehouse
- 18' Minimum clear height
- One (1) 12' x 14' grade doors
- GCP Zoning, City of Phoenix
- Excellent accessibility
- 200 amps, 120/208 volt, 3 phase power
- Common Truckwells
- **Competitive Gross Rental Rates**



5100 N. 40<sup>th</sup> Street  
Phoenix, Arizona 85018  
(602) 438-8000  
(602) 438-7940 fax  
[www.azindprop.com](http://www.azindprop.com)

For More Information Contact:

**Randy S. Warner**  
**(602) 438-8000**  
[randy@azindprop.com](mailto:randy@azindprop.com)

**No CAM's**

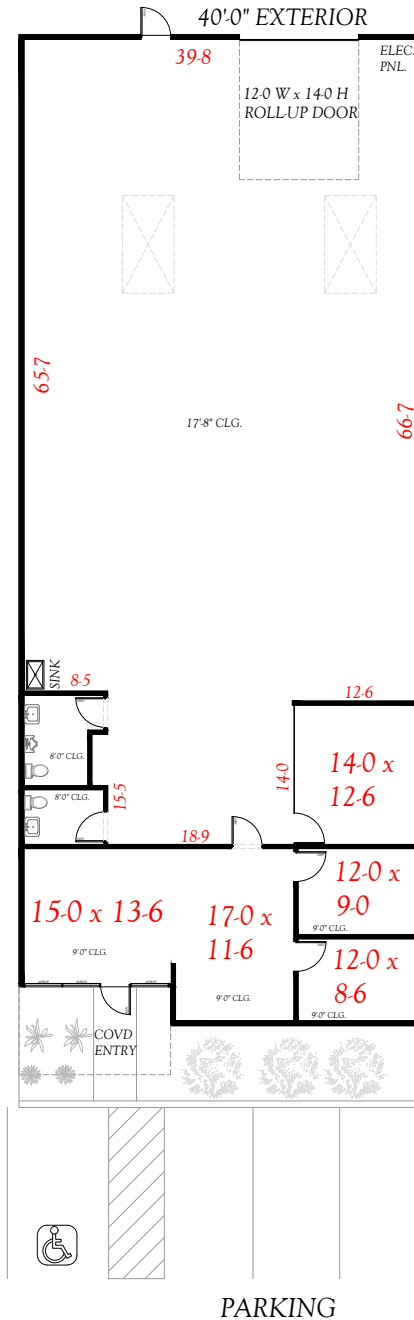
The information contained herein has been obtained from sources we deem reliable. However, no warranties or representations, expressed or implied, are made as to the accuracy of any information contained herein, and the information is subject to errors and omissions. This information is also subject to change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.



PARKING

DRIVEWAY

LOADING  
(51' x 40')



TOTAL SF: 4,000

3910 E. Roeser Road  
Phoenix, Arizona 85040



Arizona  
Industrial  
Properties

Randy S. Warner  
randy@azindprop.com

602.438.8000 (office)  
602.438.7832 (direct)  
602.438.7040 (fax)  
602.882.6666 (cell)