

# Industrial Building for Sale

## \$68.14 / SQ FT

**BUILDING SIZE:** +/-45,199 SF

**LOT AREA:** +/- 3.30 Acres

**SALE PRICE:** \$3,080,000

**YEAR BUILT:** 1985

**CEILING HEIGHT:** 16 FT

**NO. GRADE LEVEL DOORS:** 6

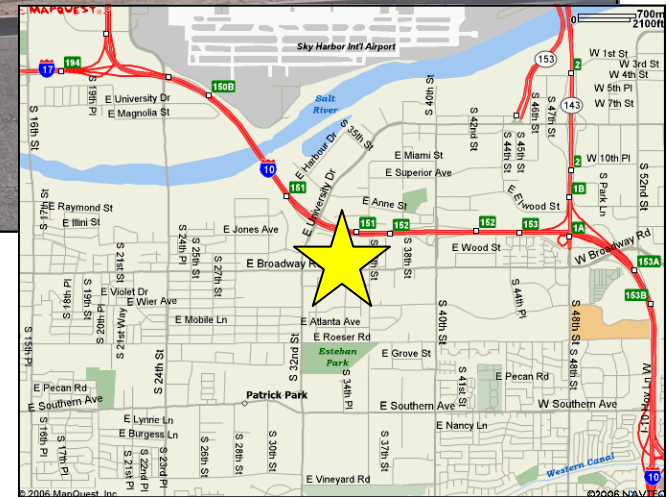
**NO . TRUCKWELLS:** 1

**PARKING RATIO:** 2.1 / 1, 000 SF

**% OFFICE SPACE:** +/-20%



**3421-3433 E. Wood St.**  
**Phoenix, AZ 85040**



- ◆ Excellent Phoenix Location! Just East of 34th St. on Wood St.
- ◆ Less than 1 mile to I-10
- ◆ Close proximity to Sky Harbor International Airport
- ◆ Single Level Building. Multi-Tenant Possibilities
- ◆ Can be demised to +/- 9,571 SF with Separate Yard & Parking

Exclusively Offered By:

**Peter J. Thoesen, PLLC**  
**RE/MAX Commercial Investment**  
**Direct: (480) 218-7267**  
**Email: PeterT@remax.net**



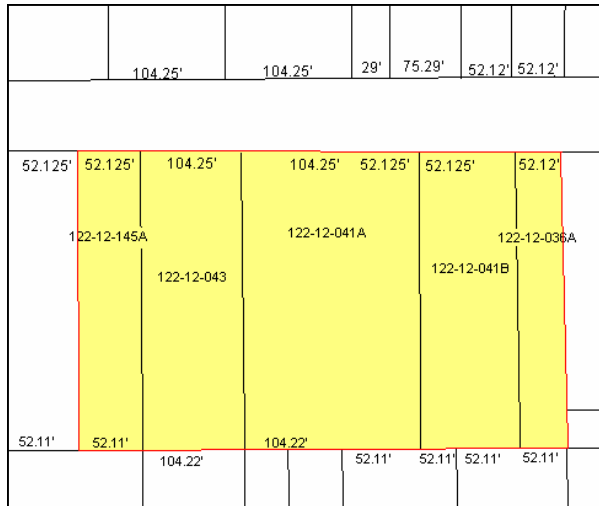
The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not validated it and make no guarantee, warranty or representation about it. The Tenant is cautioned that it is the Tenant's responsibility to independently confirm and verify the accuracy and completeness of the information. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the proposed transaction depends on tax and other factors which should be evaluated by the Tenant's tax, financial and legal advisors. Tenant and Tenant's advisors should conduct a careful, independent investigation of the property in order to determine the suitability of the property for Tenant's needs. "Each Office Independently Owned and Operated"



2/21/2006

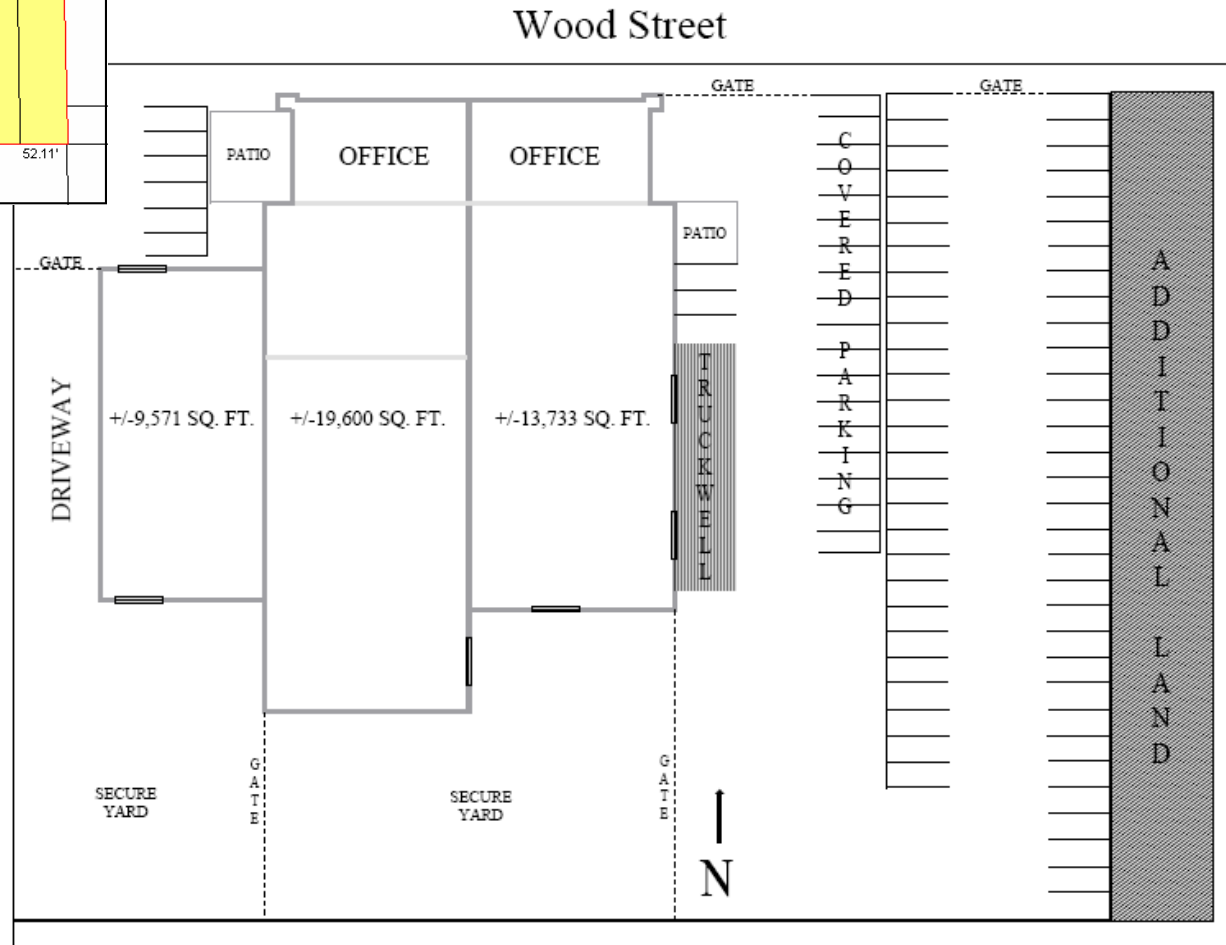
# 3421-3433 E. Wood St., Phoenix

- ◆ Zoned Industrial Park District
- ◆ 1400 SQ FT of basement
- ◆ Includes vacant lot adjacent to parking area



Available Parking  
 Approximately 18  
 covered spaces  
 and 72 marked  
 spaces

Fenced Yard



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