

2340 N 34TH DRIVE | PHOENIX, ARIZONA 85009  
**±14,880 SF INDUSTRIAL WITH SECURED YARD**  
**AVAILABLE FOR SALE**



**CLICK TO VIEW  
VIRTUAL TOUR!**

**Adam Shteir**

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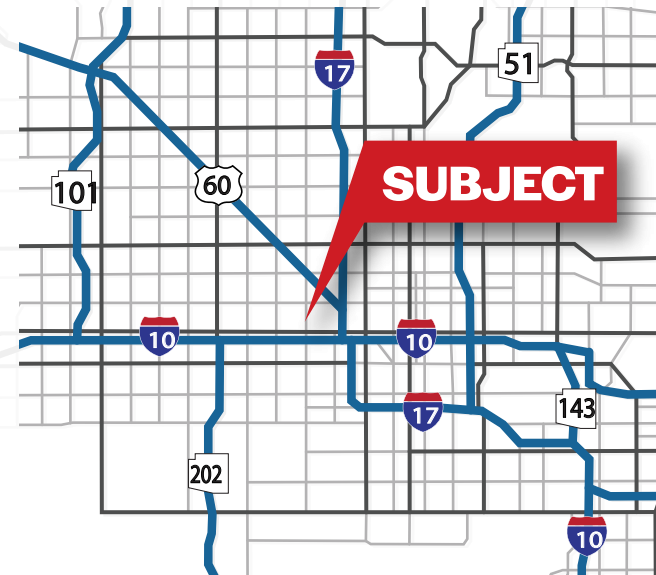
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COMMERCIAL REAL ESTATE

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# PROPERTY DETAILS

- Sale Price: \$3,495,000 (\$235/SF)
- 14,880 SF Single-Tenant Industrial Building
- ±12,617 SF Warehouse / ±2,263 SF Office
- 0.93 Acre Secured Site w/ ±9,800 SF Block Wall Yard
- Fully Renovated (2023) – Turnkey Condition
- New Roof, HVAC System and Electrical in 2023
- 14' Clear Height
- Heavy 3-Phase Power
- (2) Grade-Level Doors (10'x12', 14'x12')
- Covered Parking & Prominent Signage
- 6 Offices, Conference Room & Breakroom
- 3 Restrooms (Incl. Shower)
- IP Zoning
- Close Proximity to Major Freeways



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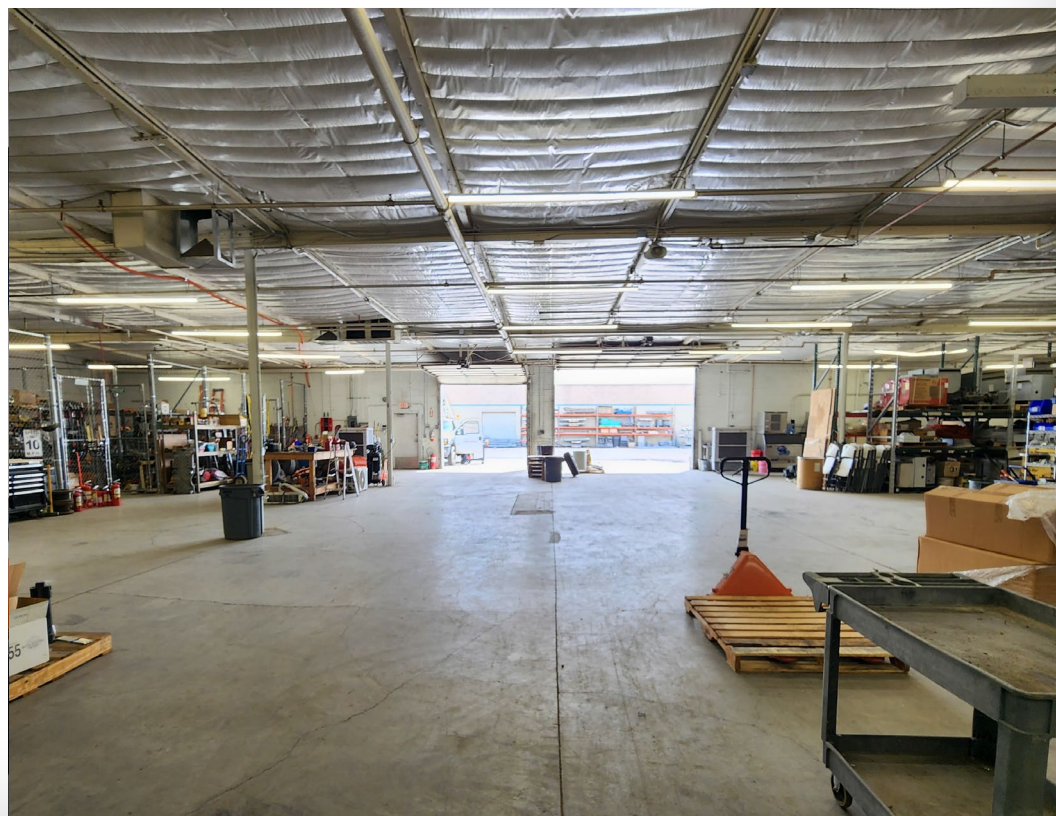
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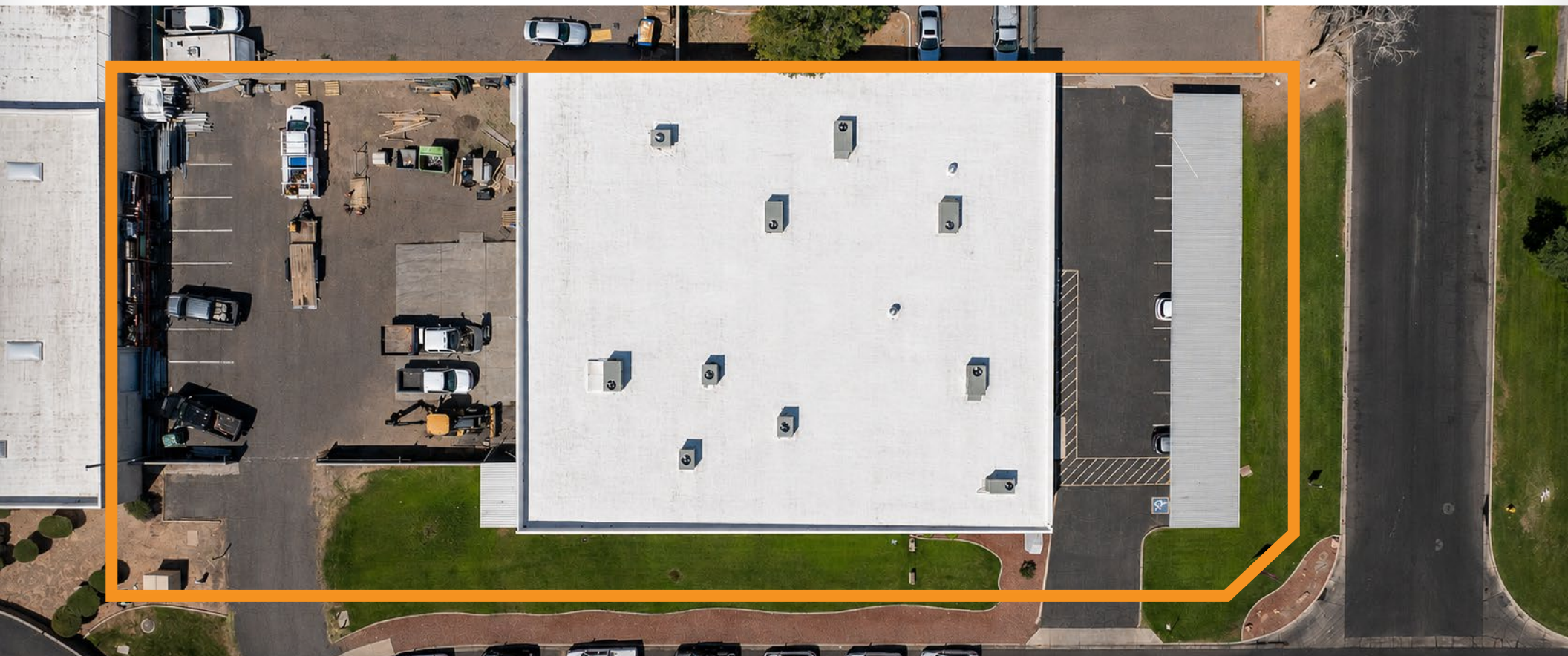
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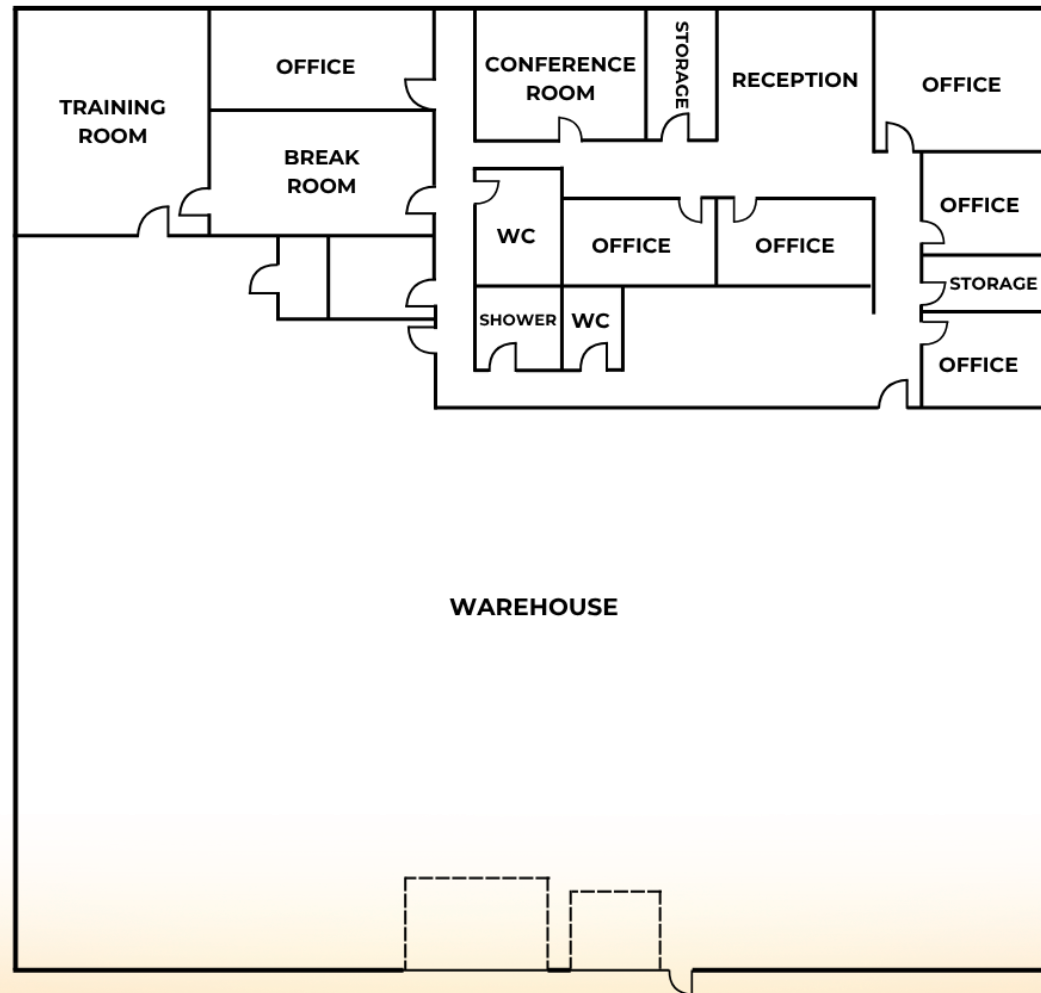
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# SITE PLAN



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