

# FOR SALE

## 3310 WEST SHERMAN STREET

PHOENIX, ARIZONA 85009



# \$2,100,000 SALES PRICE

## 8,250 SQUARE FOOT BUILDING 1.09 ACRE LOT

Freestanding Industrial Building

7,000 Square Feet Warehouse

1,250 Square Feet Office

New Construction, Built 2021

4 Grade Level Roll-Up Doors

Large Fenced Yard with Automatic Gate

20' Clear Height

400 Amps - 3 Phase Power

A-1 Zoning, City of Phoenix

Excellent Location

1.7 Miles from Full Diamond Interchange at I-10 & 35th Avenue

Owner/User

**Chad Kirkorsky**

Partner

480.330.2824

chad@citywidecre.com

**Nick DePaul**

Vice President

480.414.3818

nick@citywidecre.com

**Preston Brimhall**

Sales & Leasing

602.619.9350

preston@citywidecre.com

**citywide**  
COMMERCIAL REAL ESTATE

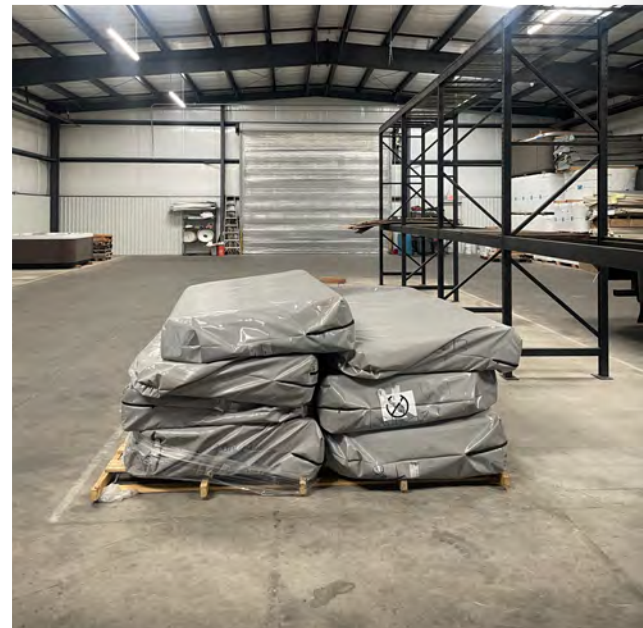
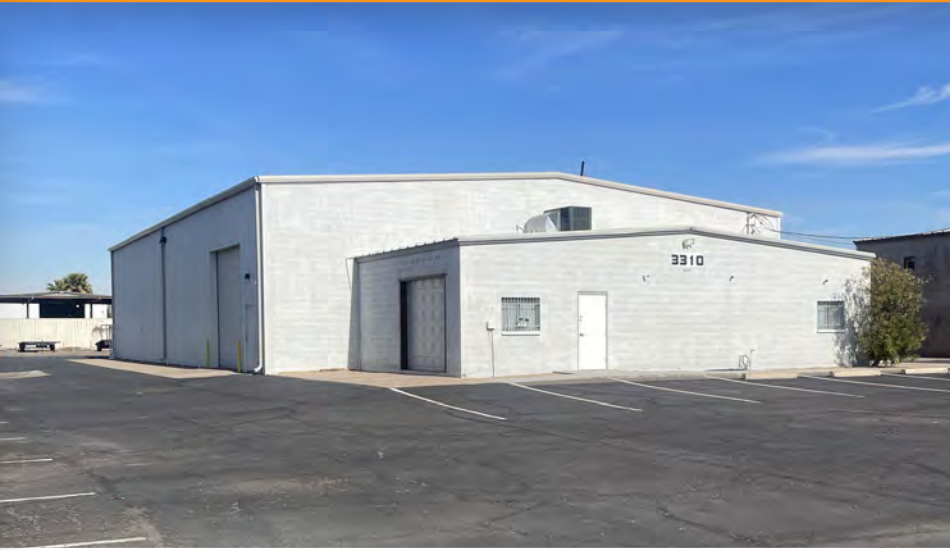
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