

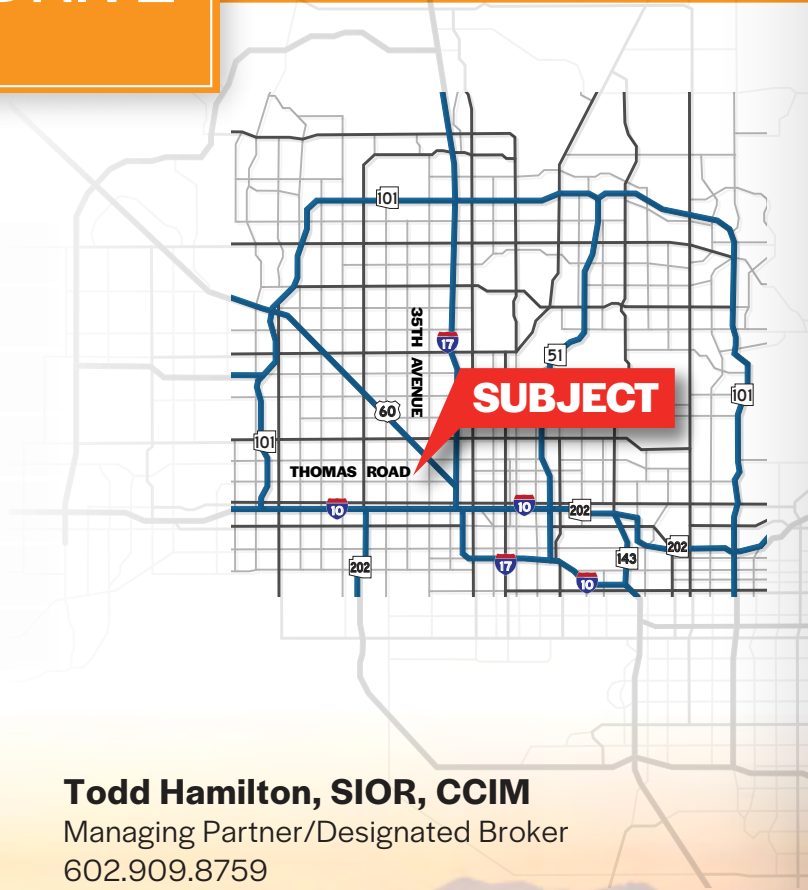
# FOR LEASE



**3323 WEST CATALINA DRIVE**  
PHOENIX, ARIZONA 85017

## PROPERTY OVERVIEW

- 4,004 Square Feet @ \$0.89 per Square Foot
- 40% Office
- Evaporative Cooled Warehouse
- Flexible Industrial Park Zoning
- 16' Clear Height
- 2 - 10' x 10' Grade Level Doors
- Close to Freeways and Grand Avenue



### Adam Shteir

Partner  
602.769.0521  
adam@citywidecre.com

### Jack Scanlan

Associate Broker  
602.672.4546  
jack@citywidecre.com

### Todd Hamilton, SIOR, CCIM

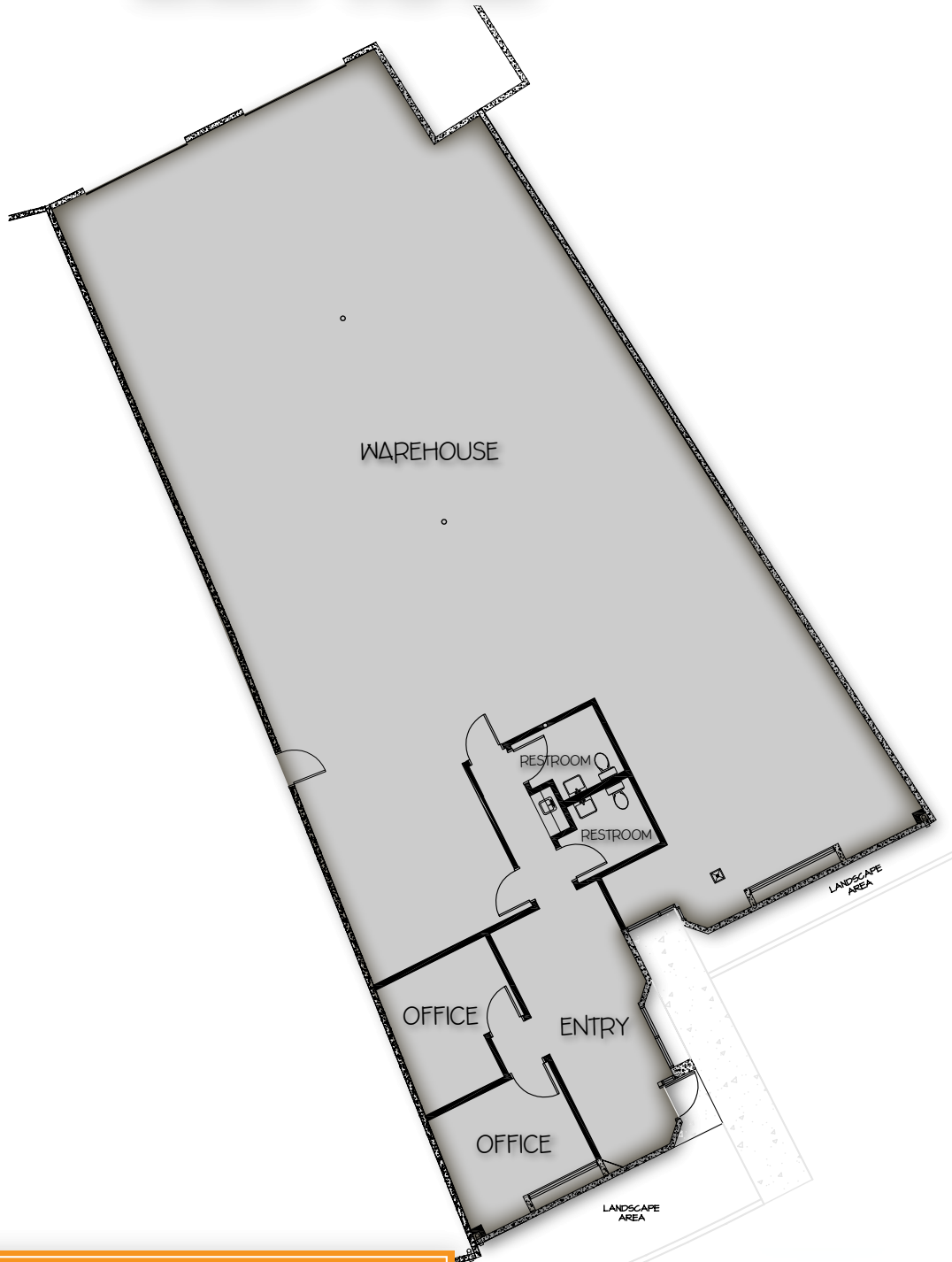
Managing Partner/Designated Broker  
602.909.8759  
todd@citywidecre.com

2122 East Highland Avenue, Suite 225 • Phoenix, Arizona 85016 • 602.313.1000 • citywidecre.com

All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice and to any special listings conditions, including the rate and manner of payment of commissions for particular offerings imposed by principals or agreed to by the company, the terms of which are available to interested principals or brokers. All dimensions are approximate. Owner and/or Broker make no representations expressed or implied as to the accuracy of floor plan/site plan dimensions.



# FOR LEASE



## FOR MORE INFORMATION

**Adam Shteir**

Partner

602.769.0521

adam@citywidecre.com

**Jack Scanlan**

Associate Broker

602.672.4546

jack@citywidecre.com

**Todd Hamilton, SIOR, CCIM**

Managing Partner/Designated Broker

602.909.8759

todd@citywidecre.com

2122 East Highland Avenue, Suite 225 • Phoenix, Arizona 85016 • 602.313.1000 • citywidecre.com