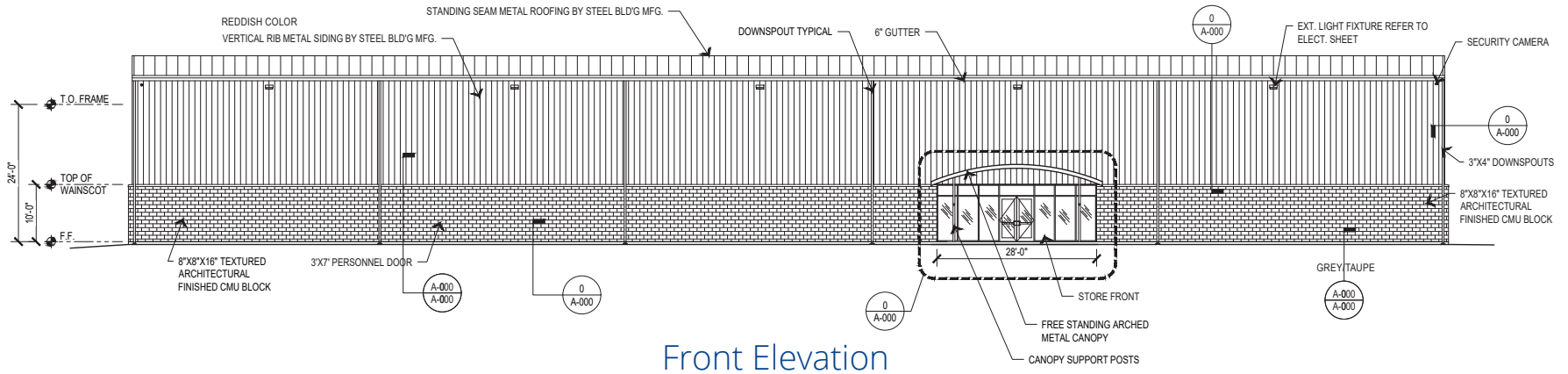


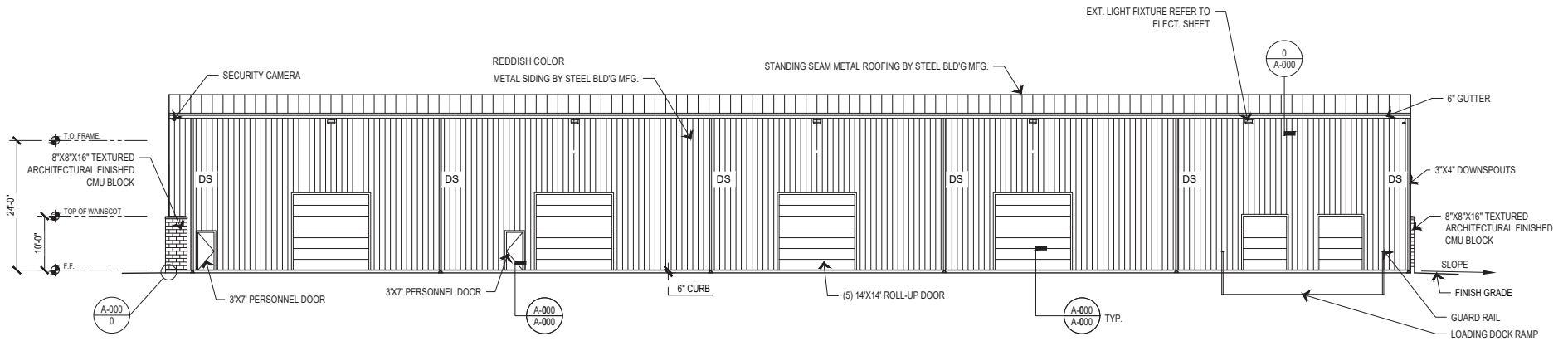
INDUSTRIAL WAREHOUSE

SALE OR LEASE

3800 South 38th Street - Phoenix, Arizona 85040



Front Elevation



Rear Elevation

MICHAEL MILIC

OFFICE: (480) 520-9221 MOBILE: (602) 380-9874
michael.milic@orionprop.com



HIGHLIGHTS

- 1200 Amps power 3 phase
- Four grade-level doors
- Two dock-high doors
- 10' high concrete block interior wall
- 24' clear ceiling height
- Excellent freeway access and exposure

PROPERTY OVERVIEW

ASKING PRICE: \$6,765,000

LEASE RATE: \$1.35 / SF / MO

LEASE TYPE: NNN

CLEAR HEIGHT: 24'0"

POWER: 1200 Amps Power 3 Phase

DOORS: (4) Grade-Level, (2) Dock-High

ZONING: A-1, City of Phoenix

BUILDING AREA: ± 25,300 SF

LAND AREA: ± 1.96 Acres



SITE PLAN: ±25,300 Square Feet



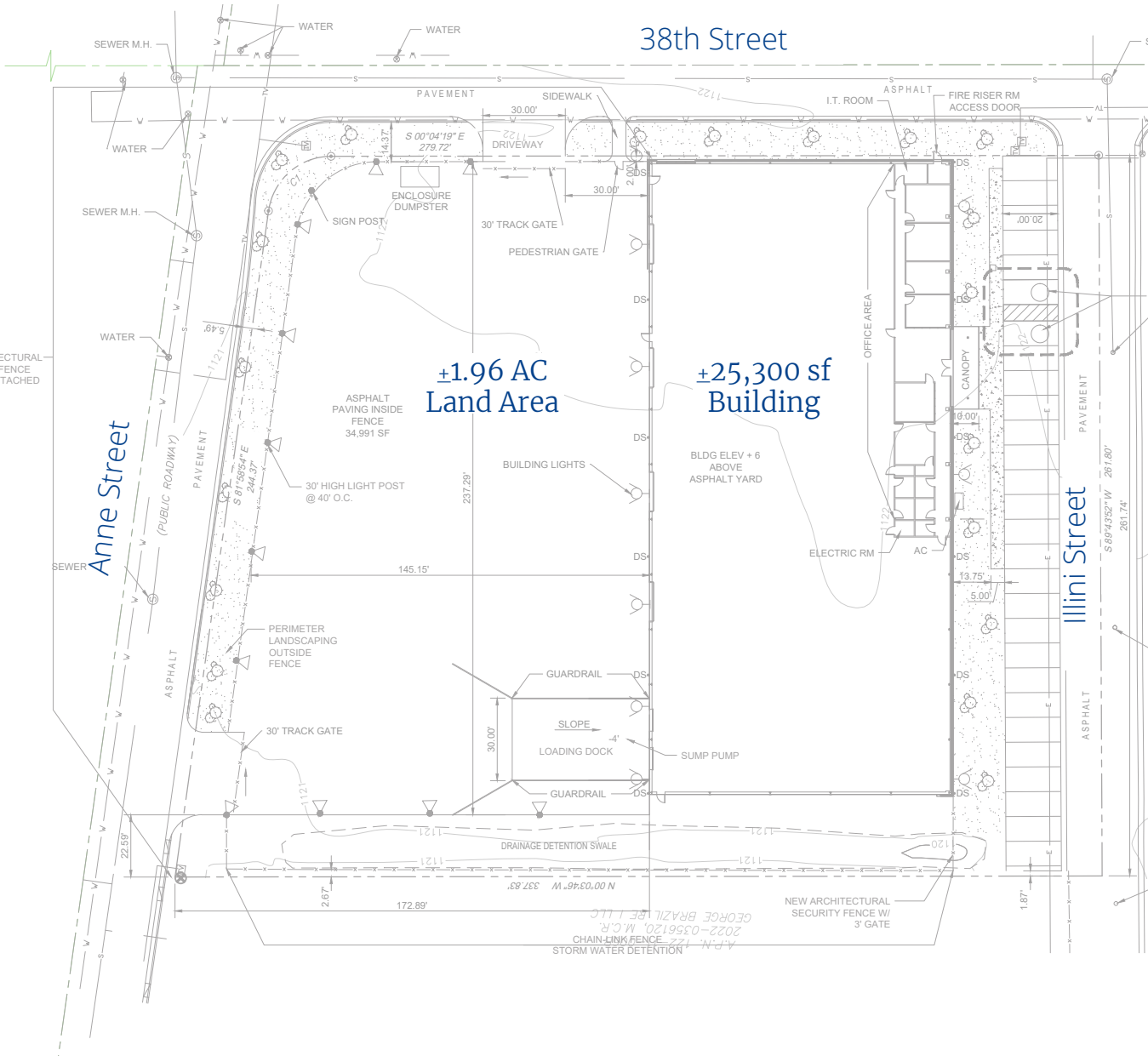
ZONED A-1,
CITY OF PHOENIX



MINUTES TO THE I-10
& 143 FREEWAYS



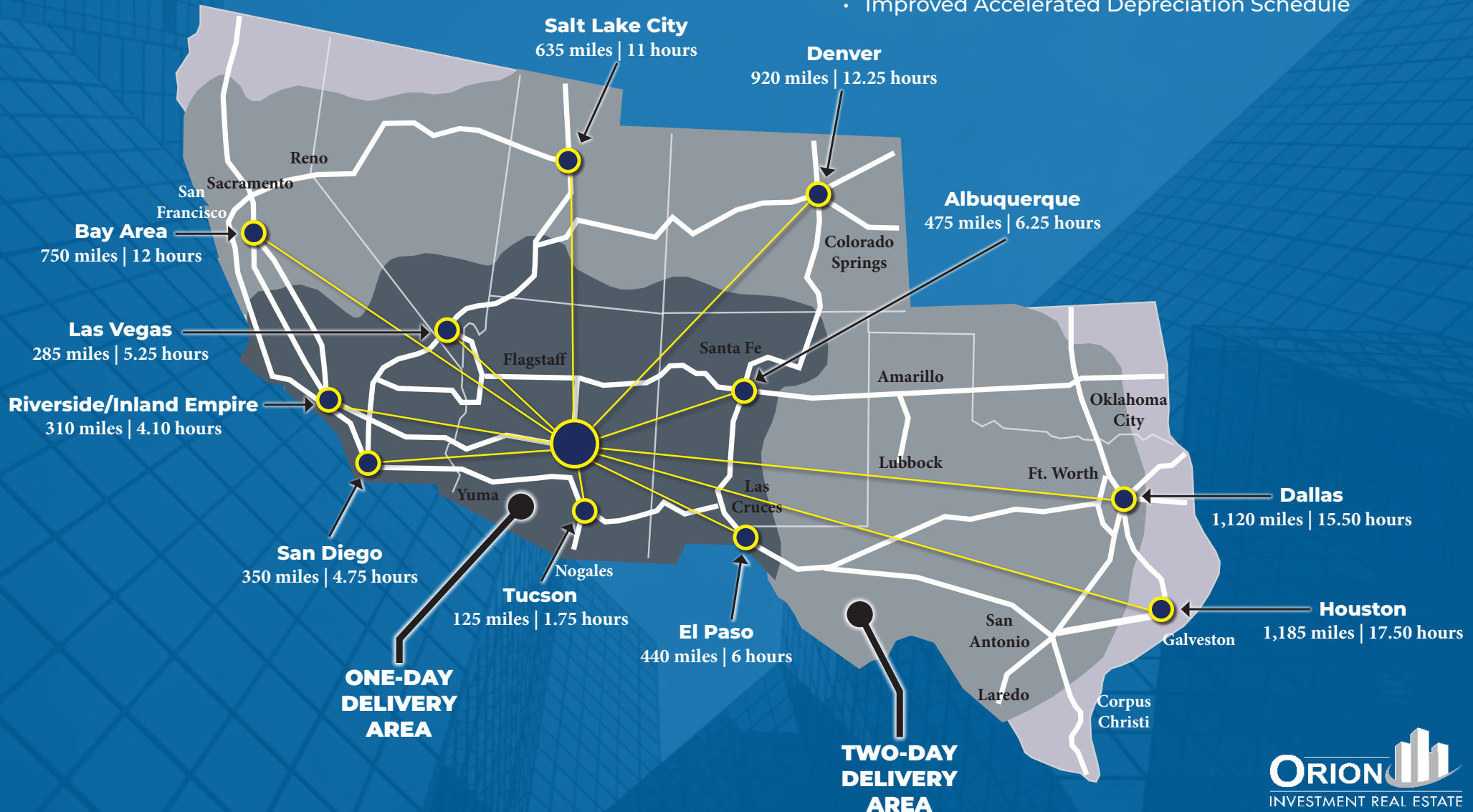
JUST SOUTH OF
SKY HARBOR
INTERNATIONAL
AIRPORT



MULTI-MODAL ACCESS TO KEY WESTERN U.S. MARKETS

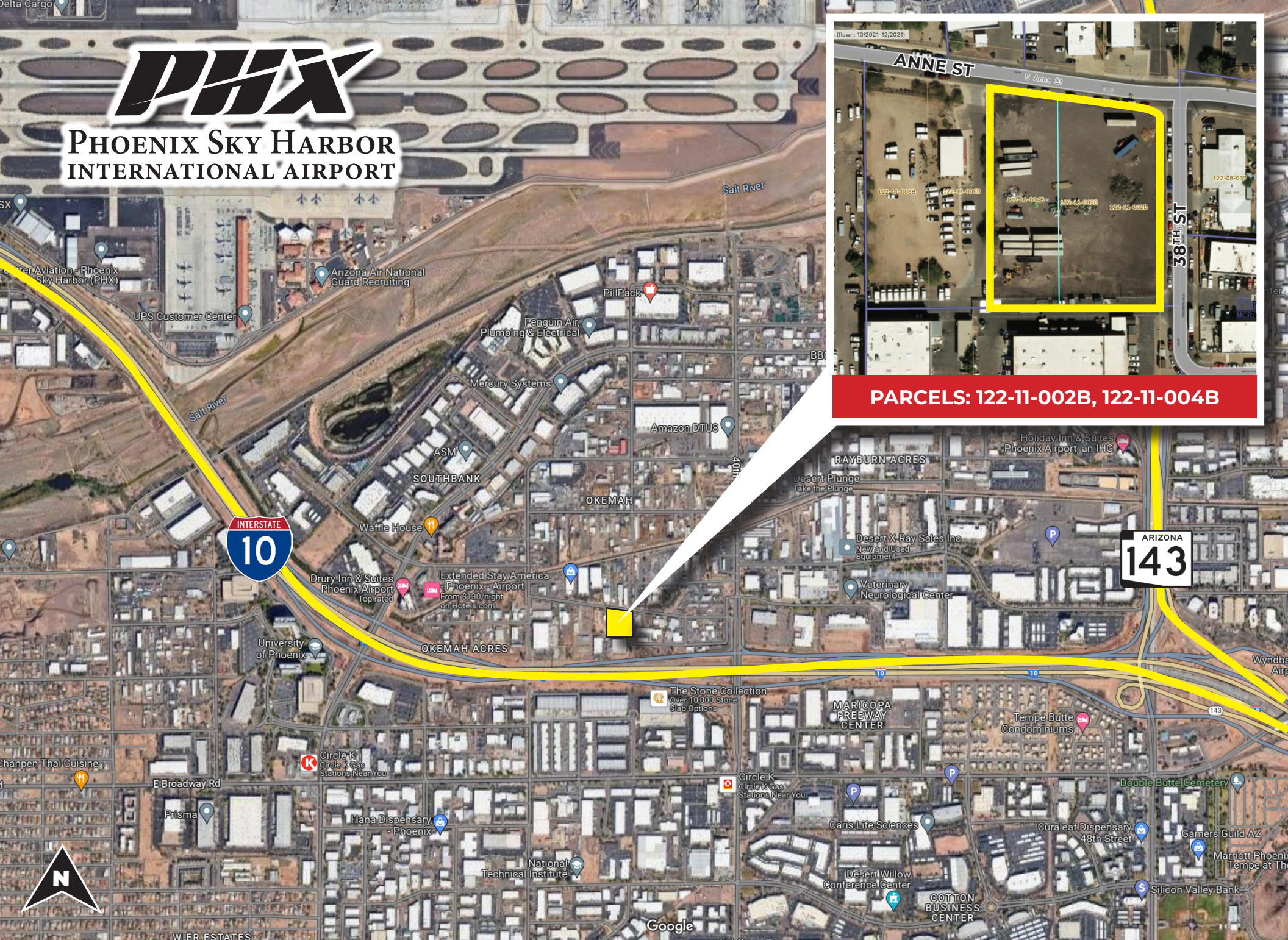
ARIZONA COMPETITIVENESS:

- Quality Jobs Income Tax Credits
- Job Training Reimbursable Grants
- R&D Tax Credit
- Qualified Facility Tax Incentives
- Renewable Energy Tax Program
- 100% Electable Sales Factor for Multi-State Corporations
- 30% Reduction in Corporate Income Tax Rate
- Improved Accelerated Depreciation Schedule





PHOENIX SKY HARBOR INTERNATIONAL AIRPORT



PARCELS: 122-11-002B, 122-11-004B

