

# INDUSTRIAL WAREHOUSE

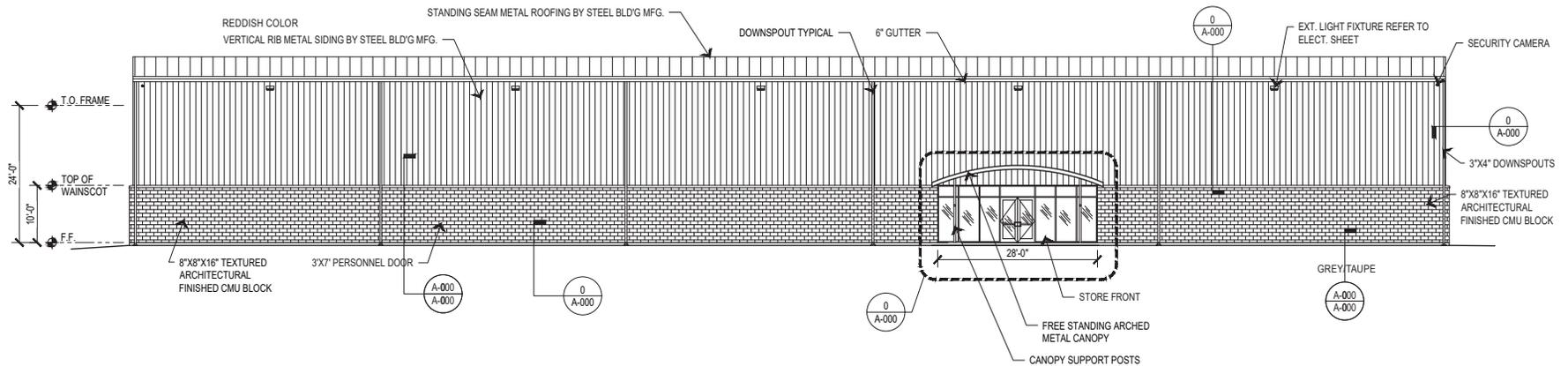
**SALE OR LEASE**

3800 South 38th Street - Phoenix, Arizona 85040

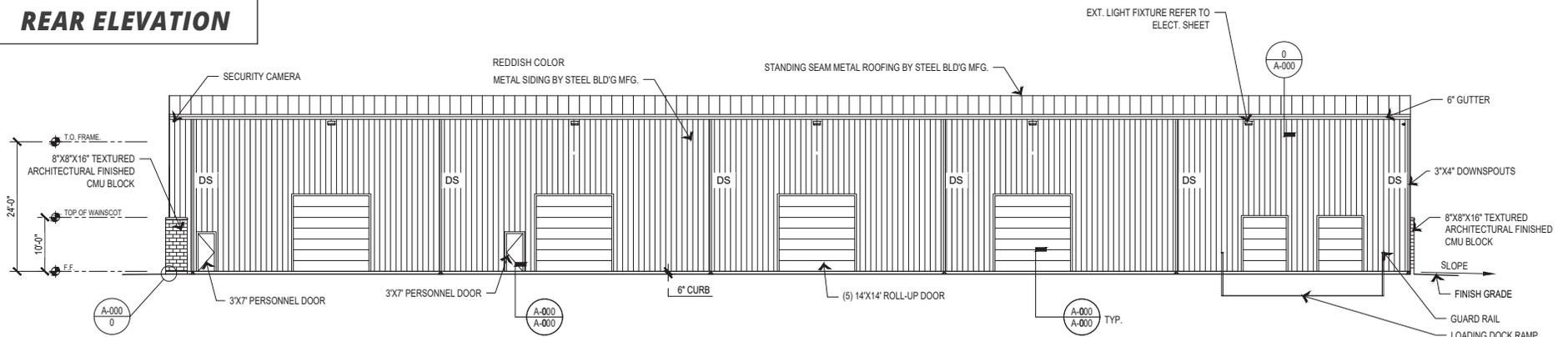
**CONSTRUCTION BEGINS MARCH 2024**

**DELIVERY EXPECTED Q3/Q4 2024**

## FRONT ELEVATION



## REAR ELEVATION



**MICHAEL MILIC**

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michael.milic@orionprop.com

**ORION**  
INVESTMENT REAL ESTATE

# HIGHLIGHTS

- 1200 Amps Power 3 Phase
- Four Grade-level Doors
- Two Dock-high Doors
- 10'0" High Concrete Block Interior Wall
- 24'0" 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"

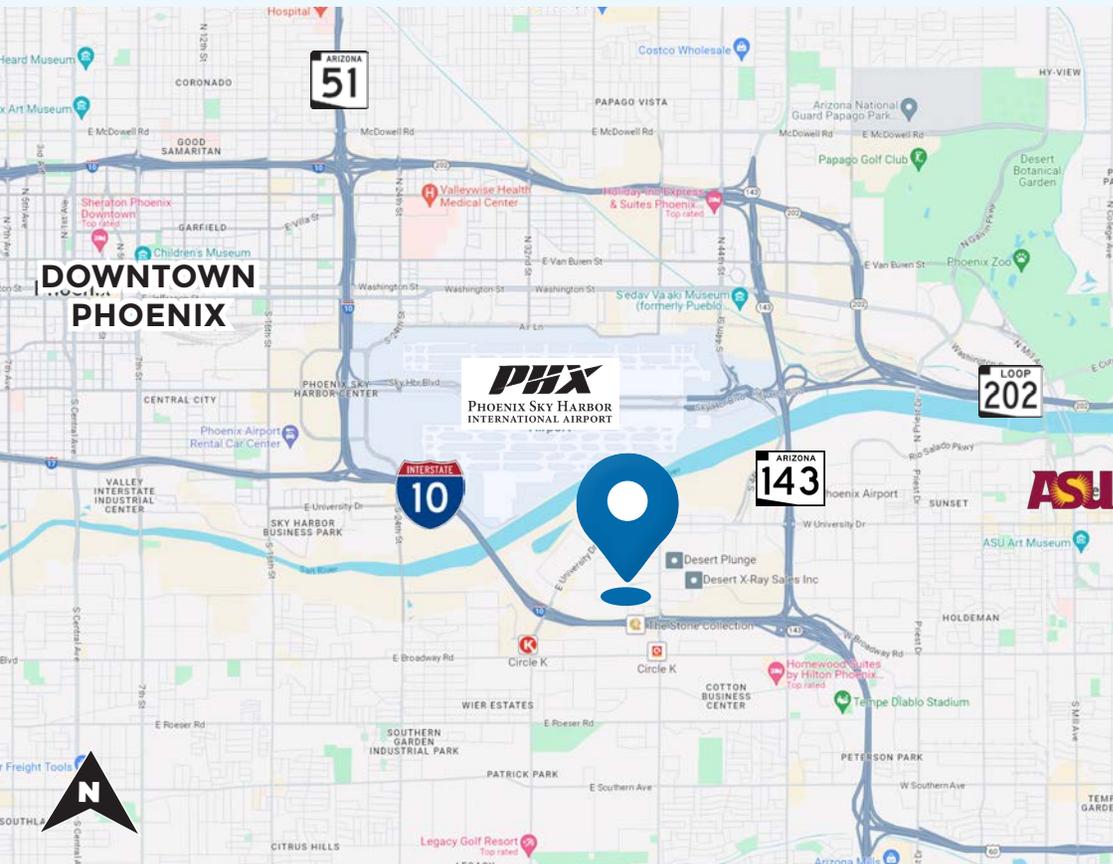
POWER: 1200 Amps Power 3 Phase

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



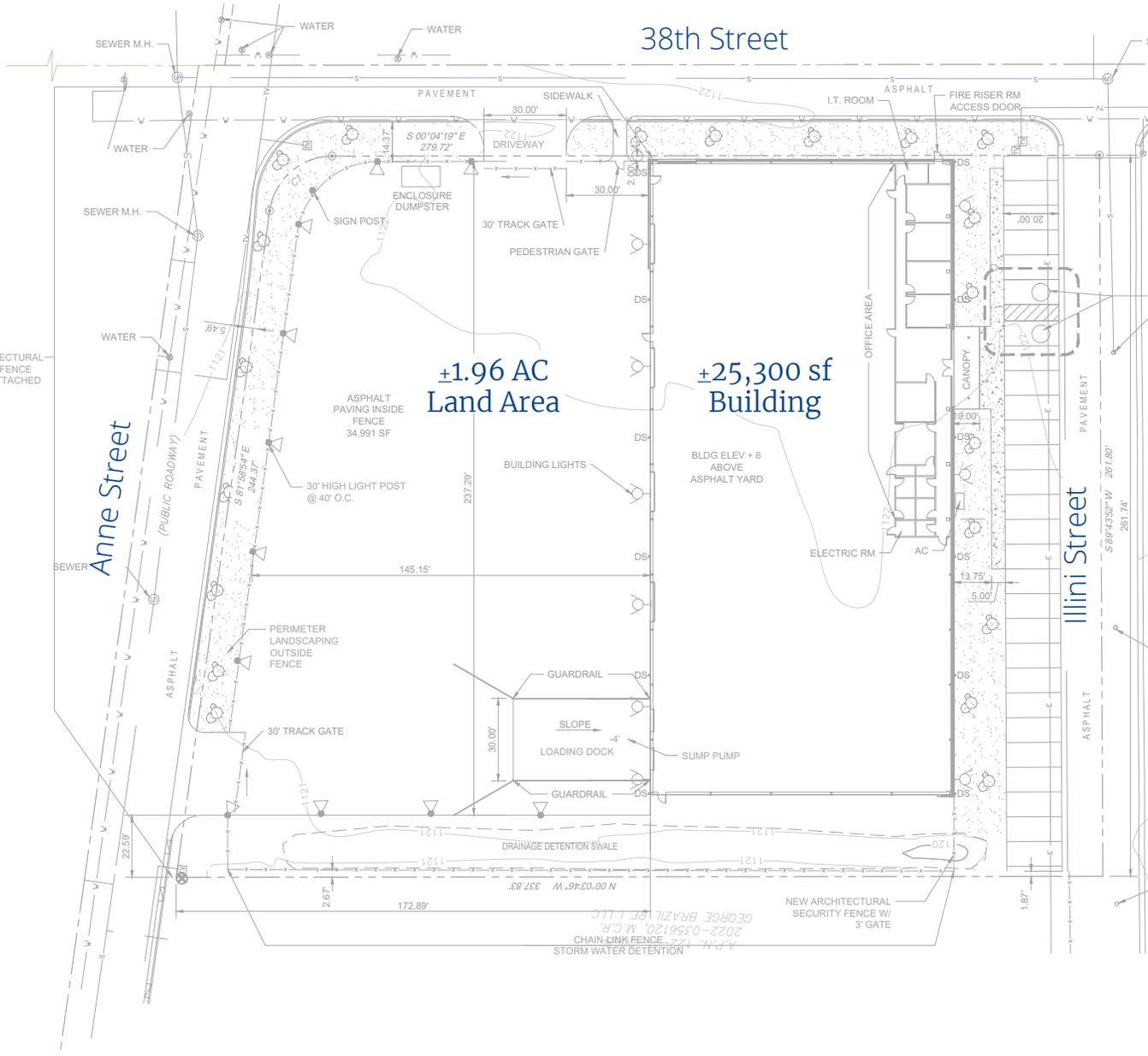
**ZONED A-1,  
CITY OF PHOENIX**



**MINUTES TO THE I-10  
& 143 FREEWAYS**



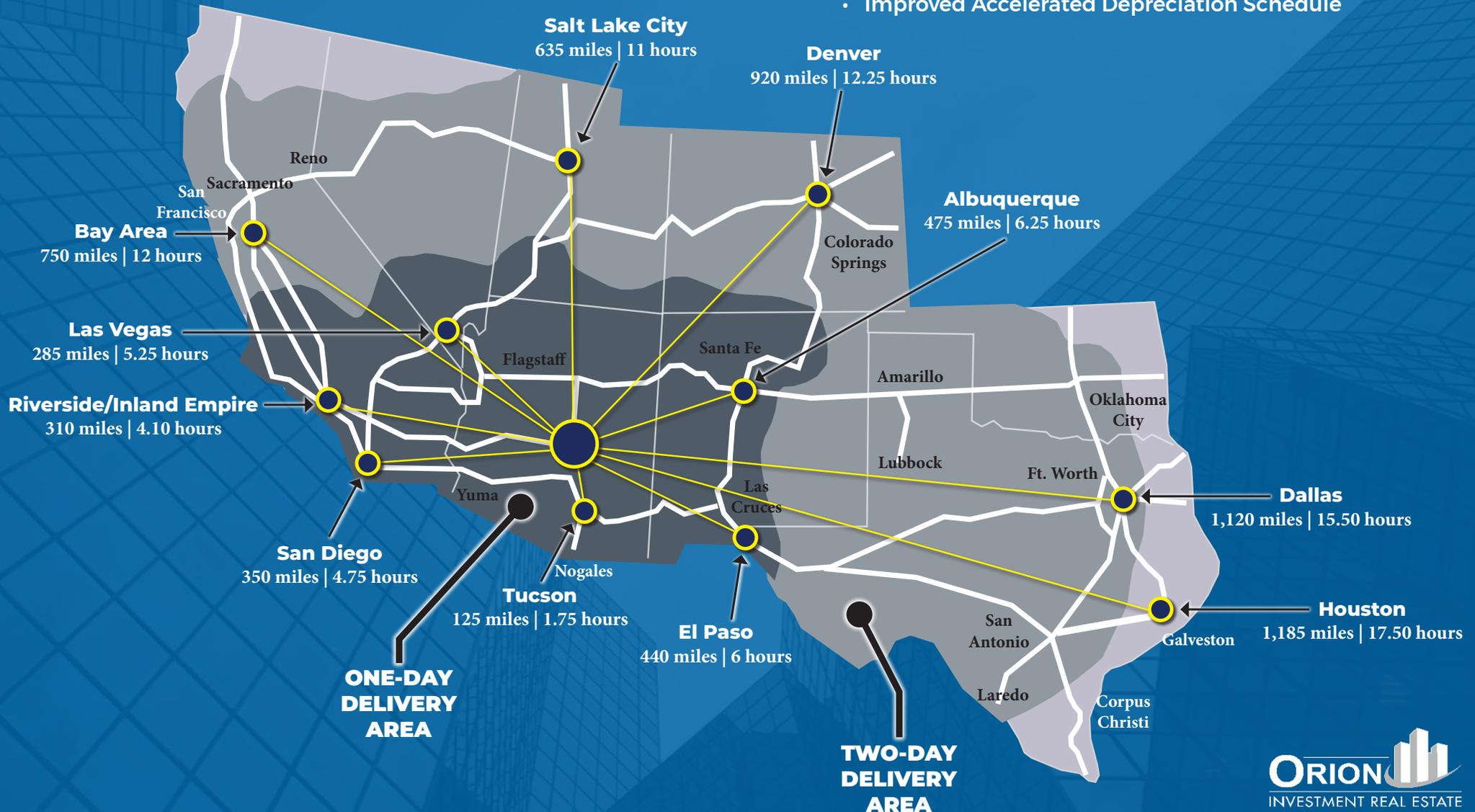
**JUST SOUTH OF  
SKY HARBOR  
INTERNATIONAL  
AIRPORT**



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

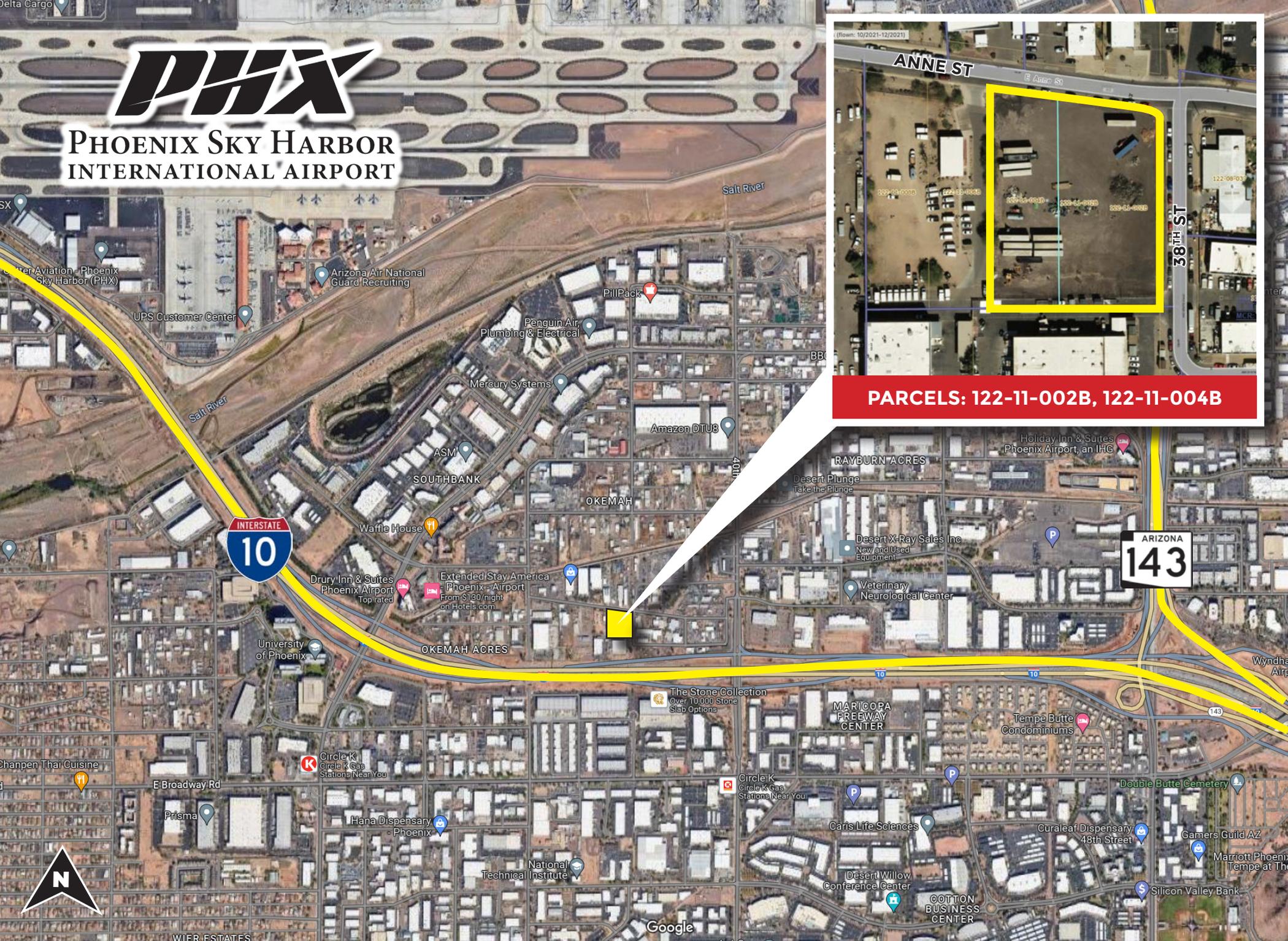
## ARIZONA COMPETITIVENESS:

- 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**