



For Lease

±3,900 SF of Industrial Space

23439 N. 35th Drive, Suites 4/5 | Glendale, AZ

Contact Me for Lease Information:

Sam Jones

Vice President

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2390 E Camelback Rd, Ste 100

Phoenix, AZ 85016

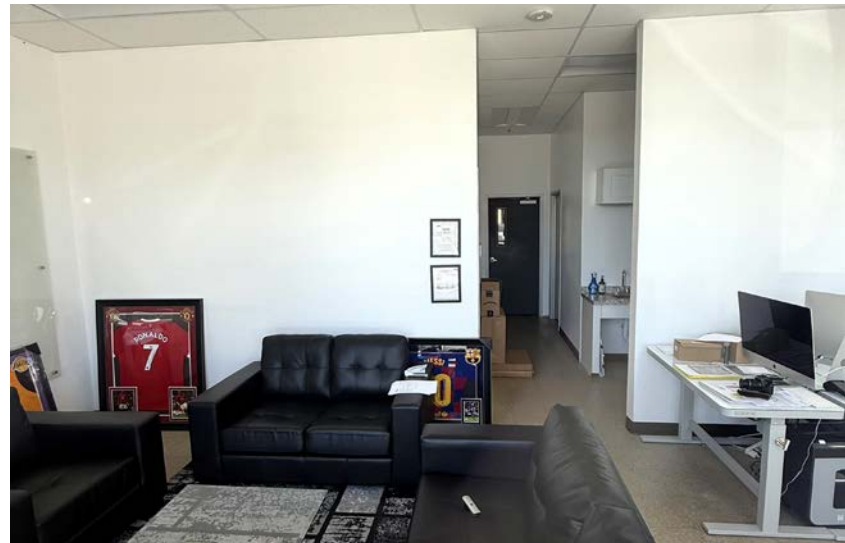
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Suite Features

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USE	Distribution/Warehouse
BUILDING SQ. FT.	±3,900 SF
DIVISIBILITY	Divisible to ±1,950 SF
OFFICE SQ. FT.	±750 SF Per Suite
CLEAR HEIGHT	±14
DOORS PER SUITE	One (1) Grade Level Door
SPRINKLERS	Wet
POWER PER SUITE	250 Amps, 208/120V 3 Phase, 4W
ZONING	CP/BP
BUILT	2019



2025 Demographics



Population

3-miles	66,512
5-miles	197,016
10-miles	799,576



Avg Household Income

3-miles	\$124,403
5-miles	\$121,998
10-miles	\$111,480



Median Age

3-miles	38.3
5-miles	38.9
10-miles	40.0



Households

3-miles	25,570
5-miles	74,102
10-miles	308,919

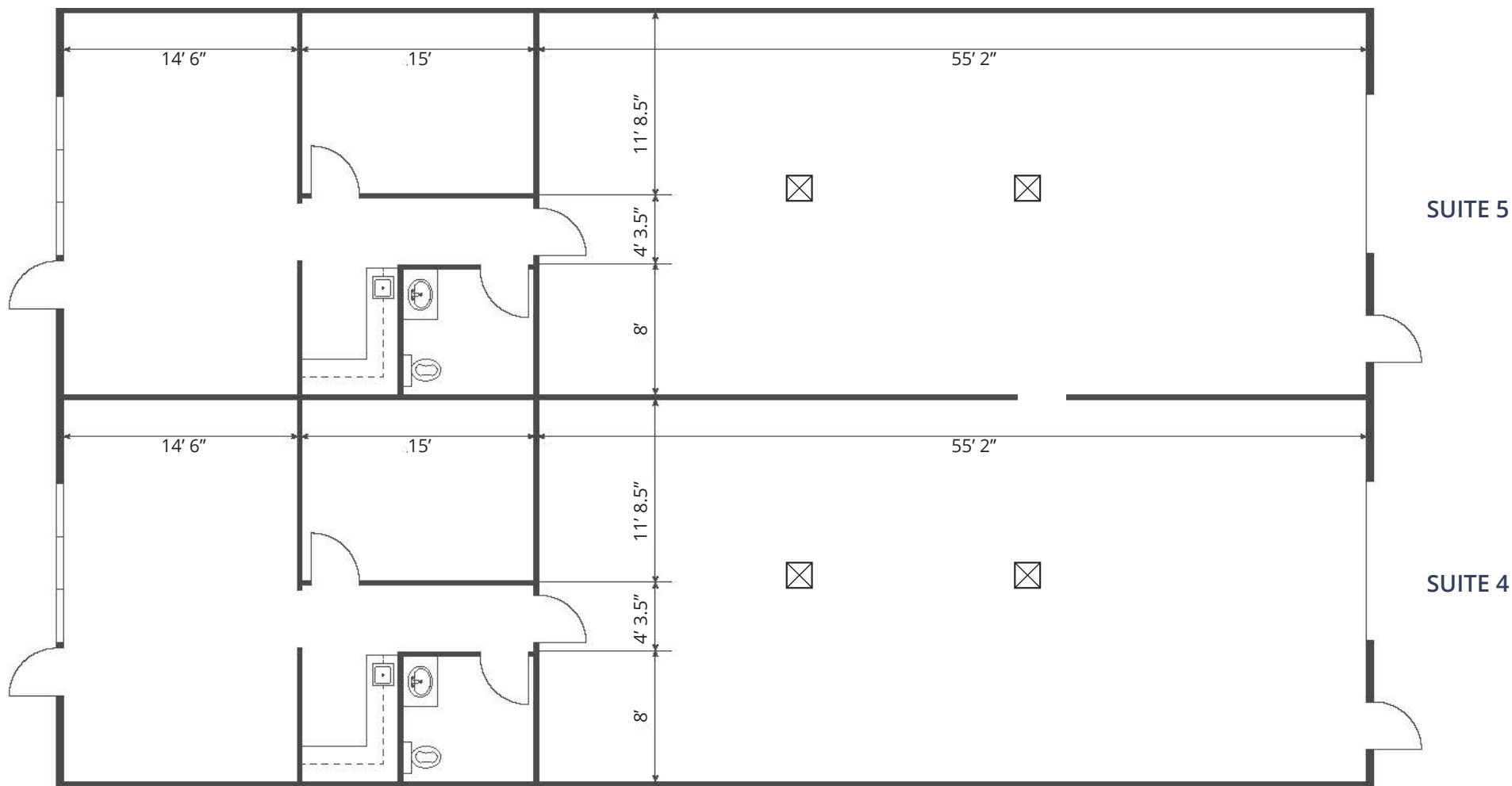
Photos

23439 N. 35th Drive, Suites 4/5 | Glendale, AZ 85310



Floor Plan

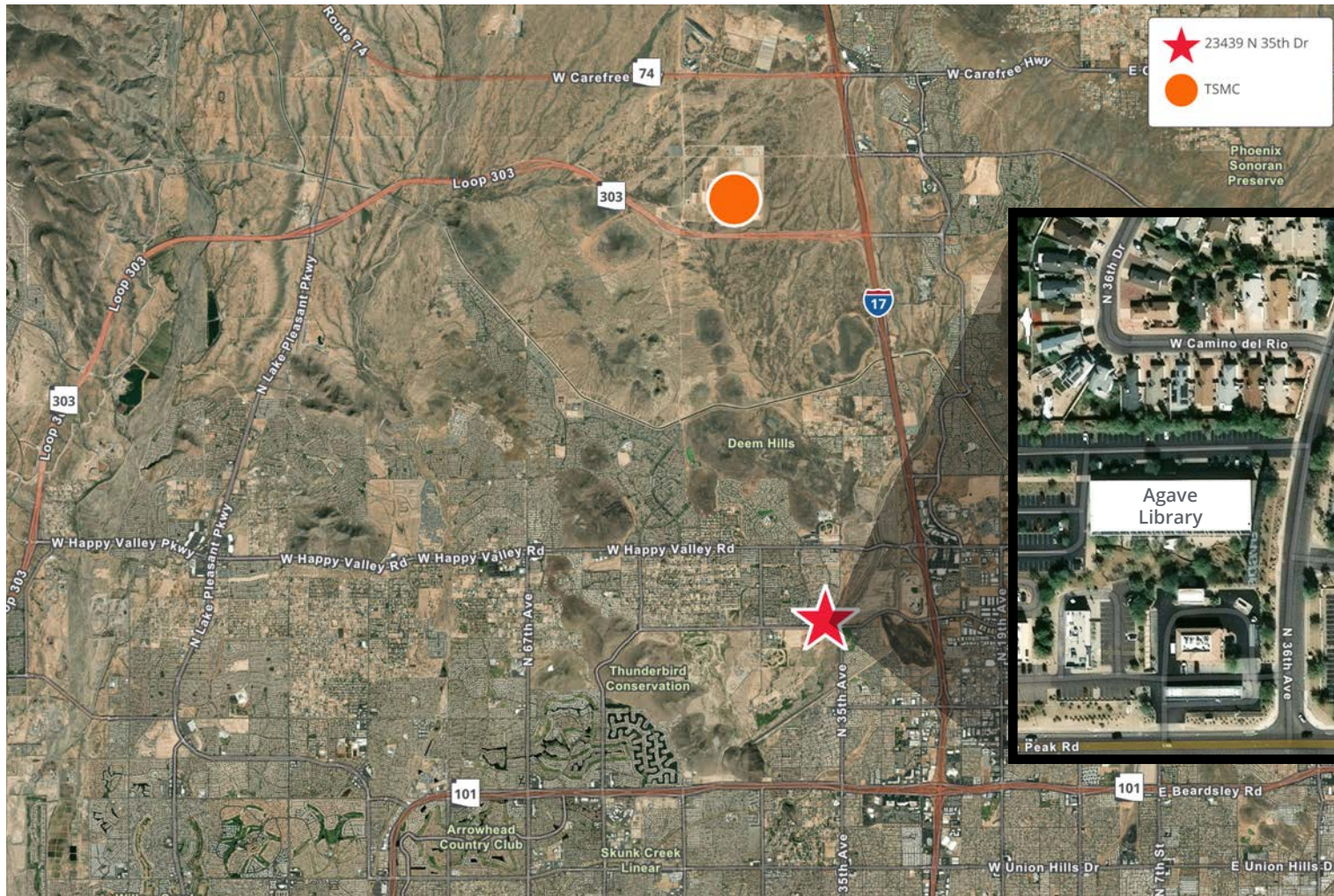
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Aerial

23439 N. 35th Drive, Suite 4/5 | Glendale, AZ



- ± 2.2 miles west of I-17
- Conveniently located near TSMC.



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