

# 3440 E ROESER RD

PHOENIX, AZ 85040 | MLS #: 5226110

**\$1,150,000** | 16,307 SQUARE FEET



View Online: <http://www.viewlisting.info/40163>  
For Instant Photos: Text 689105 To 415-877-1411

This Commercial building is centrally located in an Industrial Park with No association fees. This is a Great 2 Story Commercial Building For Sale in Phoenix AZ 85040. Double Truck Docs. There are 20 uncovered parking spots, 12 covered parking (1 is handicapped) 32 parking spaces in total. Please see the photos, its a turn key building and ready to go. Building is about 16,300 Square feet with about 5,000 in the mezanine. (about 22 feet in ceiling height) There are 6 Bathrooms (2 of them have showers), 1 Conference Room, 1 Training Room, 11 Full Offices, 4 half offices and 1 Telecom room. Buyer to verify all facts, figures and measurements. For more information on this Great 2 Story Commercial Building For Sale in Phoenix AZ 85040. Double Truck Docs please contact Chris Castillo.



- SQFT of Land: 55,504
- Parking Spaces: 32
- Zoning: Industrial Park
- Double Truck Docks
- 11 Full Offices & 4 Half Offices
- 1 Conference Room
- 1 Telecom Room
- 6 Bathrooms (2 with showers)



## AGENT INFORMATION



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## ABOUT CHRIS CASTILLO

With great experience as a Scottsdale Realtor and servicing all areas in Maricopa County, I help both buyers and sellers meet their real estate objectives. I have extensive knowledge of each of the communities located in and around Scottsdale, and I will work tirelessly on your behalf to make your next Phoenix home buying or Paradise Valley home selling experience a pleasant and successfu...



Disclaimer: All information deemed reliable but not guaranteed.