

9205 N. 10th Avenue

Phoenix, AZ 85050

Contractor Property for Sale or Lease

Price Reduced: \$325,000.00

Lease Rate: \$0.65/SF/IG




- ±6,000 SF Contractor Property
- Includes ±4,000 SF Warehouse Space and ±2,000 SF, Second Story Office Space
- ±5,000 SF (0.12 Acre) Paved and Fenced Yard
- New Roof and HVAC in 2011
- Updated Plumbing
- Alarm/Video Surveillance System
- Located near 7th Ave & Dunlap Ave
- (2) 8'x10' & (1) 8'x8' Grade Level Doors
- 10' Clear Height
- EVAP Cooled Warehouse
- 200 AMPS / 3 Phase
- 2.17/1,000 SF Parking (13 spaces)

Craig Trbovich  
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M: 602.549.4676  
ctrbovich@cpiaz.com

Phill Tomlinson  
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**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. 

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to price change, prior sale, lease, or withdrawal from the market without prior notice.

Effective: 07 02 19

9205 N. 10th Avenue

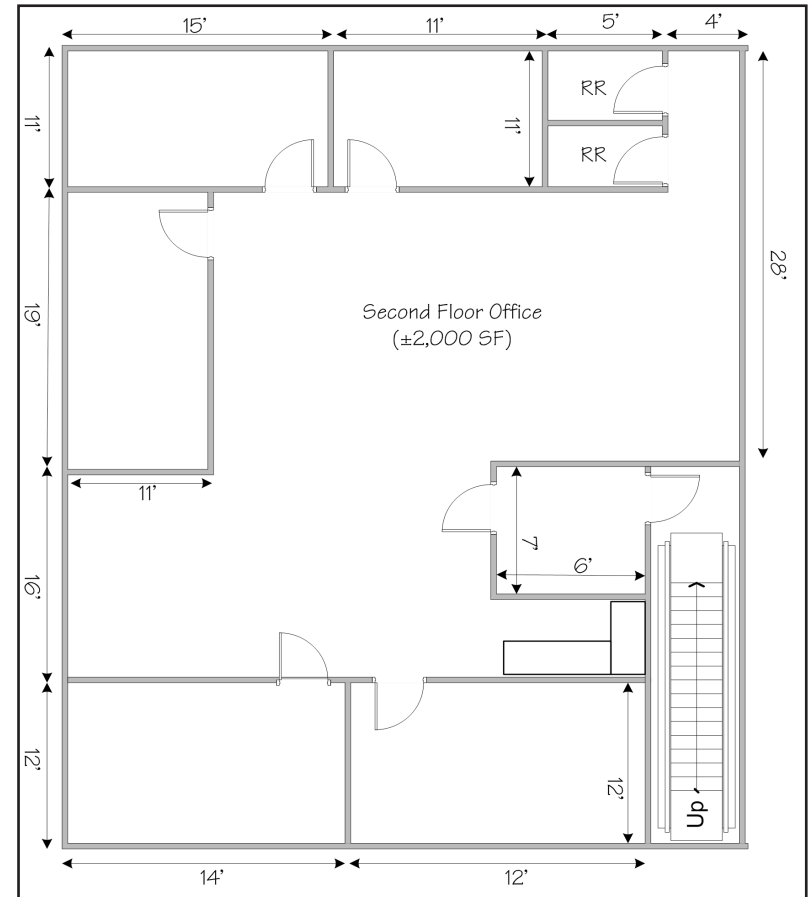
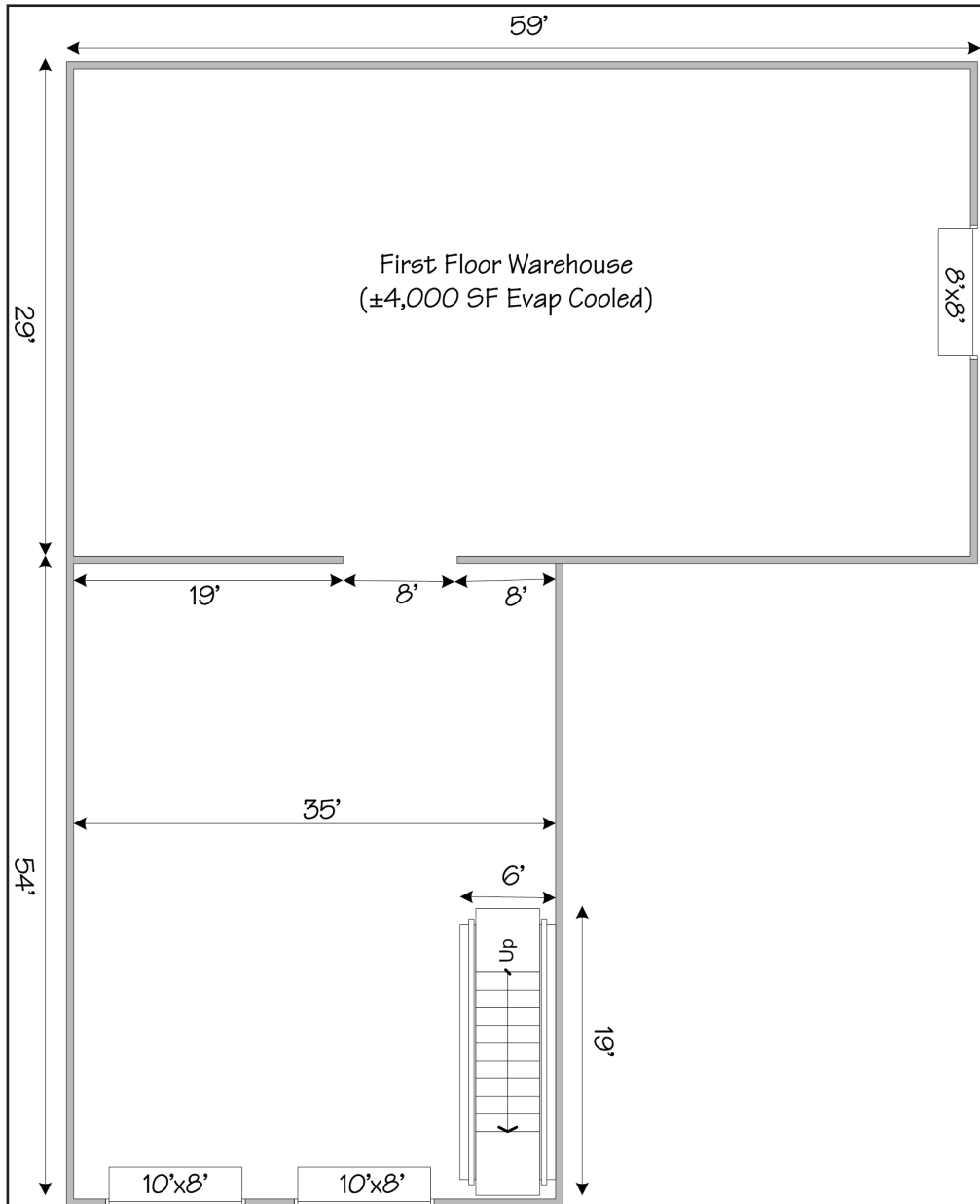
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FIRST & SECOND FLOOR PLANS



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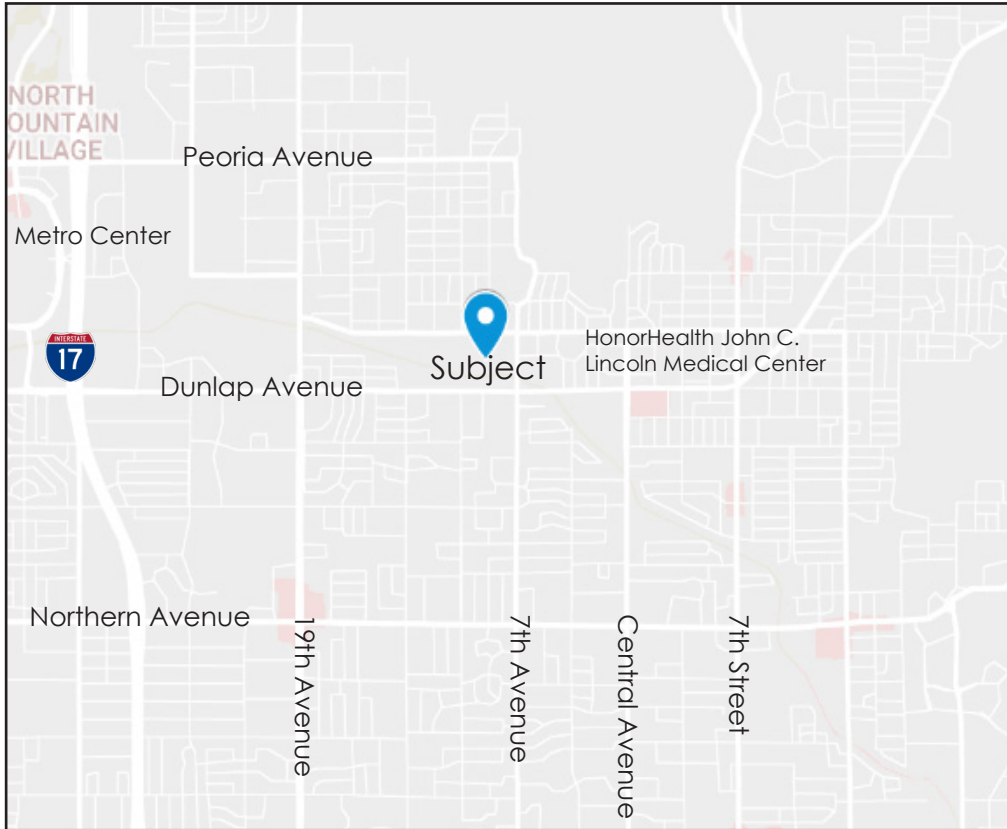
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## Contractor Property for Sale or Lease

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