

# For Sale or Lease

## 419 W Lone Cactus Dr

Phoenix, AZ

### Freestanding General Industrial Building

±15,475 SF building  
(divisible to ±5,000 SF)

±34,242 SF site (±0.78 acres)

±2,000 SF new office build-out

New EVAP / HVAC units

4 grade-level doors (12'x14')

A-1 zoning, City of Phoenix

16' clear height

New roof

New T-8 warehouse lighting

New parking lot (39 spaces)

Freshly painted exterior

New foam roof with 10 year  
transferrable warranty

**\$1,650,000 or \$106.62/SF**

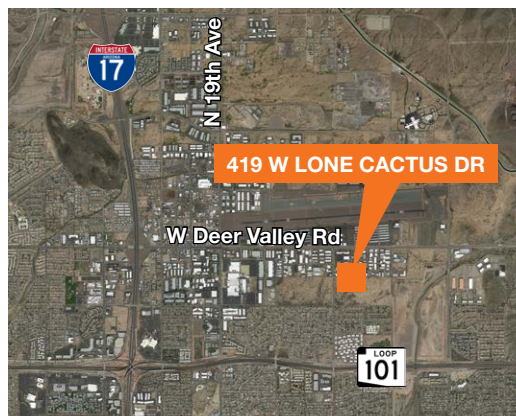
**Contact broker for lease rate**



NEW RENOVATION / NEW PRICE



### Location



### Contact

**Mike Ciosek, SIOR**

602.513.5135

mciosek@kiddermathews.com

**Eric Bell, SIOR**

602.513.5151

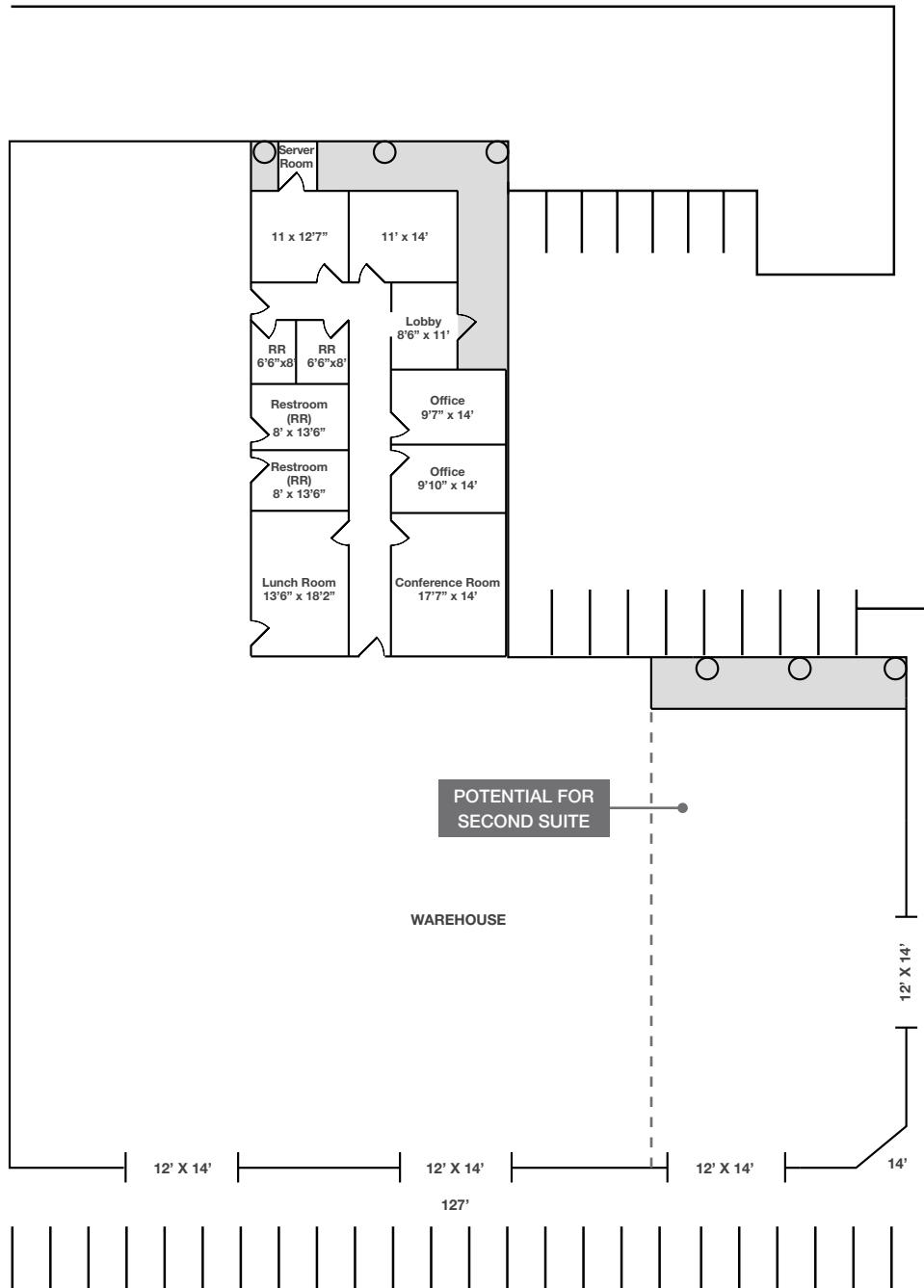
ebell@kiddermathews.com

**Dylan Scott**

602.513.5104

dscott@kiddermathews.com

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