

CENTRAL PHOENIX - C-3 COMMERCIAL SPACE FOR LEASE NEAR SKY HARBOR 3440 E VAN BUREN ST., PHOENIX, AZ 85008 - GREAT FOR USED CAR SALES!

OPTION A:

Rent $\pm 5,000$ SF + fences yard of commercial space for \$3,750/Month/ Modified Gross (\$9.00 PSF)

OPTION B:

Utilize the C-3 zoning to rent the $\pm 5,000$ SF + fenced yard PLUS an adjacent lot of ± 1.58 Acres, with $\pm 1,000$ SF freestanding building for vehicle sales for \$5,000/ Month/ Modified Gross *

Potential Uses:

- Used Car Sales
- Service Related Business (Plumbing, HVAC Repair, Cable Installation)
- Service Commercial Such as Printing



*The yard was measured using Google Earth measuring tools.
Prospective tenants should confirm this to their own satisfaction.

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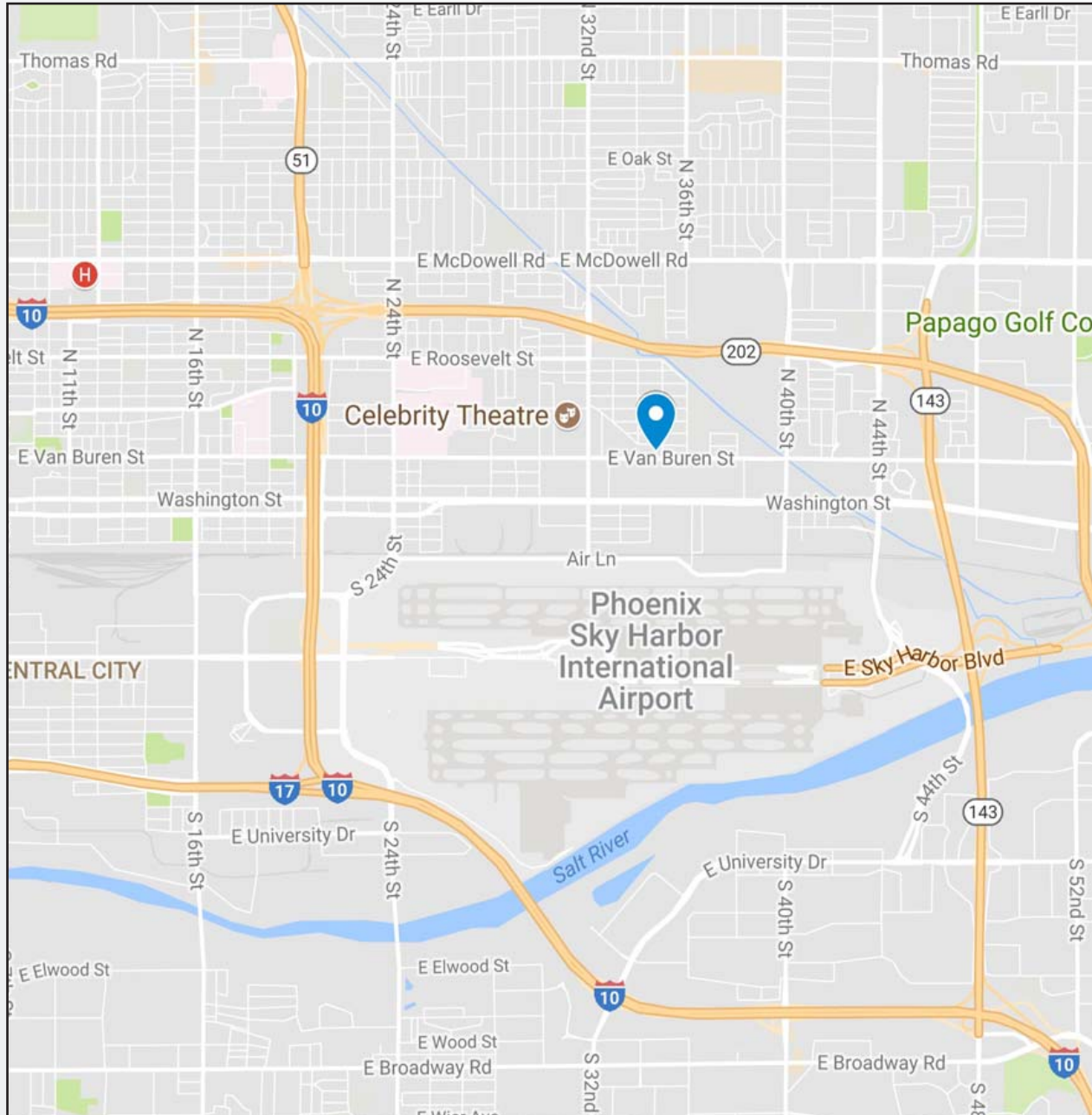
COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected.

CORFAC

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: 02 22 18

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