INDUSTRIAL BUILDINGS WITH YARD FOR SALE

5440 South 43rd Aveue, Phoenix, AZ 85041



Features:

- \bullet Located on ± 3 Acres of Maricopa County "Island"
- \pm 125,000+ SF Fenced Yard
- Evap Cooled Storage Building
- 8' x 8' Door
- 8' Clear Height
- Parcel #: 104-76-005H
- 210+ Feet Frontage on 43rd Avenue
- Building #1: ±1,980 SF
- Building #2: ± 890 SF
- ±2,870 Max Contiguous SF

- Zoning: A-1, County
- Reception Area, 4 Offices, 1 Conference Room, 1 Break Room, & 2 Rest Rooms
- 200 Amp/120v/1-Phase Electrical
- **Building Features:**
- Alarm System, Century Link Internet, Phone Rings Outside, Full Kitchen, Crown Moulding Throughout, Wood Blinds, Wood Flooring, Fire Place, Ofc.
 Connected Septic Tank, & Security Bars on Windows.

For more information, please contact:

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Sale Price: \$900,000



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 08 20 18