

INDUSTRIAL BUILDINGS WITH YARD FOR SALE

5440 South 43rd Avenue, Phoenix, AZ 85041

± 125,000 SF
Fenced Yard

Sale Price: \$900,000
Lease Rate: \$4500/Mo MG

\$900,000!

Improved Property
with Buildings at
Land Value



Features:

- Located on ±3 Acres of Maricopa County "Island"
- ±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:

Toby Campbell
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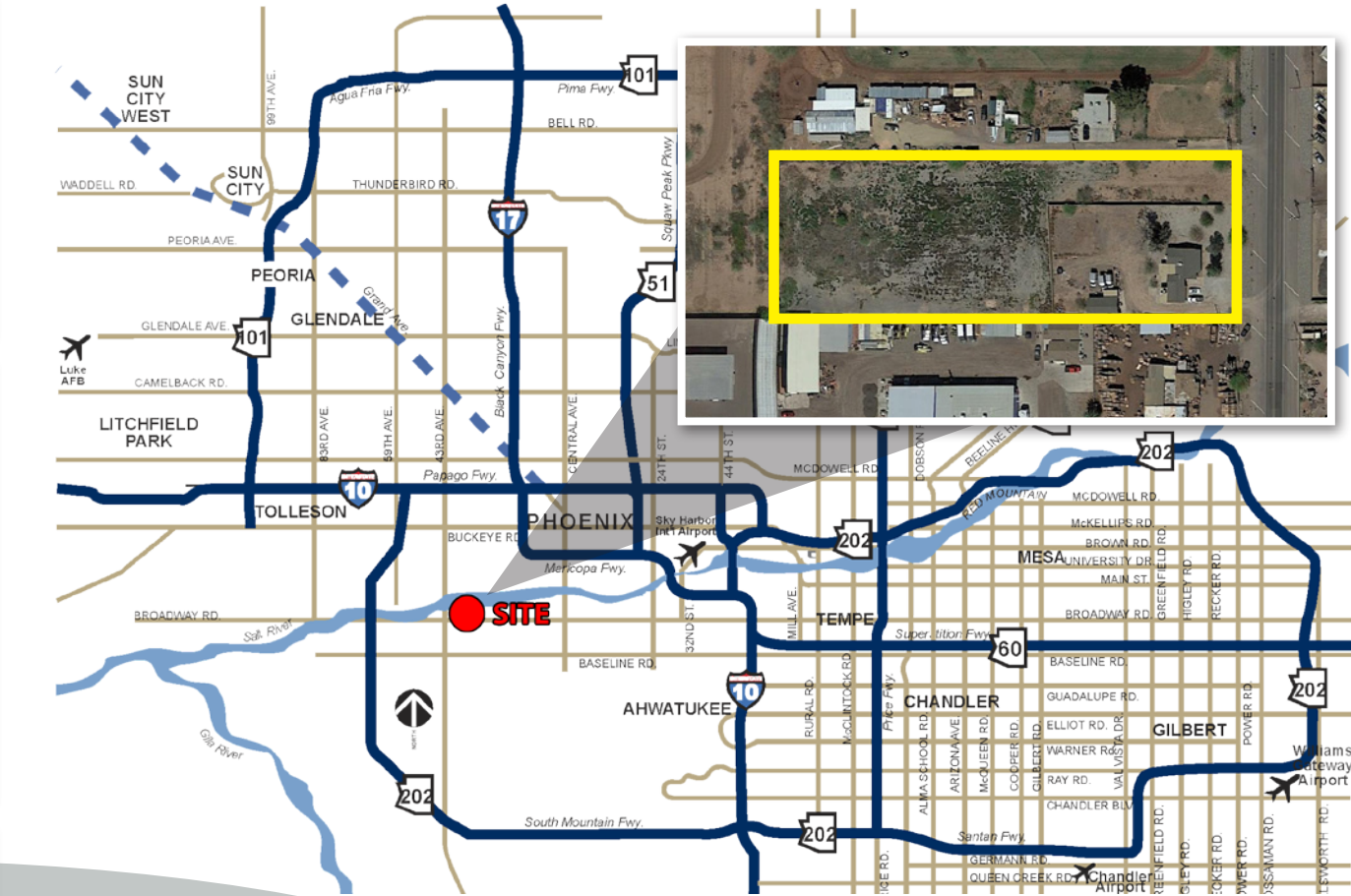
COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC CORPORATION

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