



\$40,000/MONTH/NNN

**4300 S 17TH AVE
PHOENIX, ARIZONA 85041**

NICK DEPAUL +

PRESTON BRIMHALL

Partner/Designated Broker

(480)-414-3818

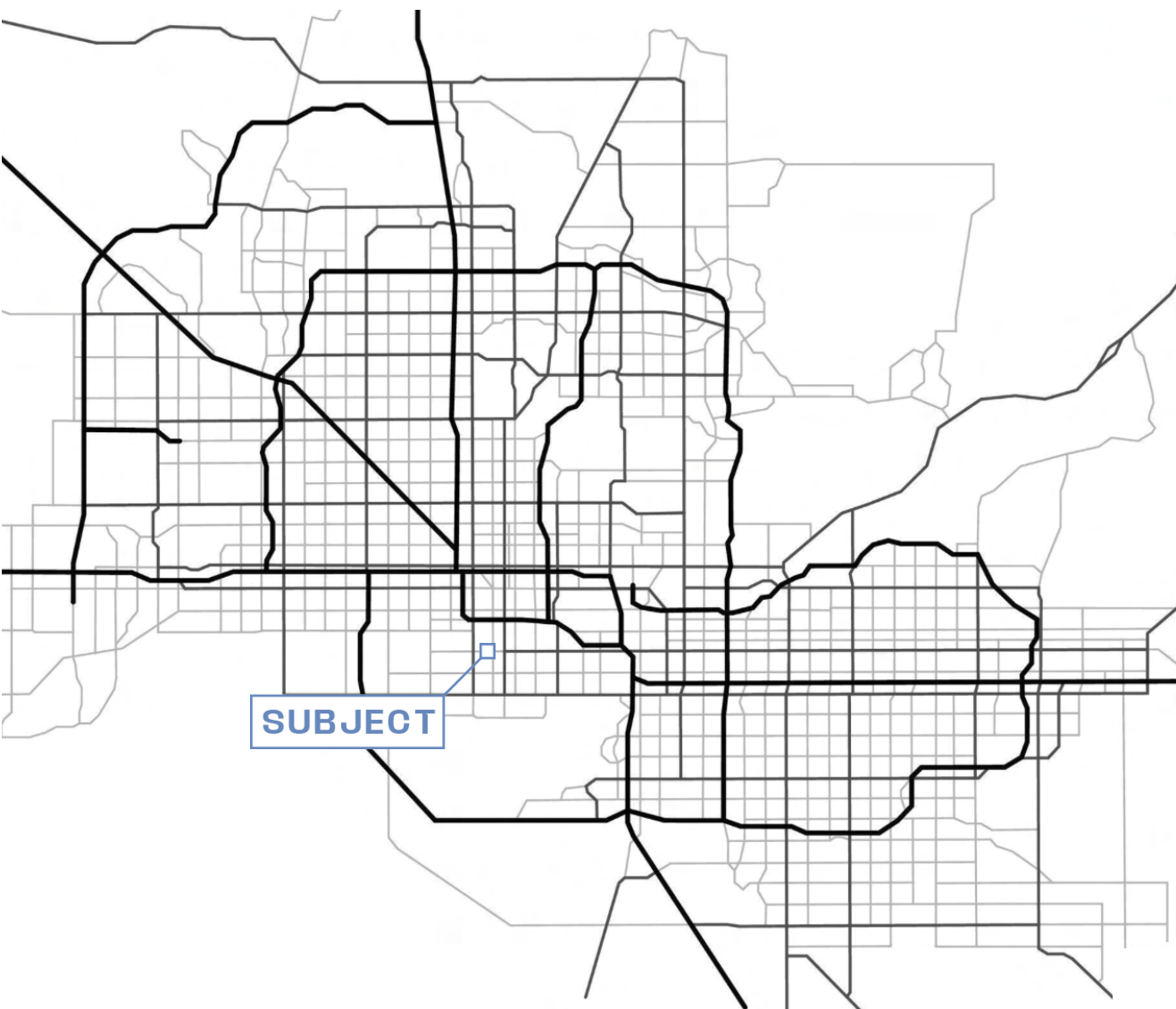
Nick@basiscommercial.com

Partner

(602) 619-9350

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4300 S 17th Avenue

PROPERTY DETAILS

- \$40,000 / Month / NNN Lease Rate
- +/- 411,642 SF Contractors Storage Yard
- A-2 Zoning
- 9,492 SF Warehouse
- 2,416 SF Office
- 2,042 SF Open Work Bay With Concrete Apron
- 1,200 SF Washout Structure
- Fully Secured with Block Wall
- 800 Amps 3 Phase Power
- Two points of Ingress/Egress

PROPERTY OVERVIEW

±9.45 ACRES

Site Size

A-2

City of Phoenix Zoning

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