

FOR SALE: ±12,540 SF BUILDING



FOR MORE INFORMATION, CONTACT:

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**4855 WEST
VAN BUREN ST.**

PHOENIX, ARIZONA

4855 WEST VAN BUREN ST



BUILDING FEATURES

Approximate Building Size:	±12,540 SF including second level
Clear Height:	±20'
AC:	Fully Air Conditioned
Fire Sprinklers:	Yes
Ground Level Doors:	Two (2)
New Upgraded Heavy Electrical Service:	2000 Amps, 120/208V, 3 Phase Well Distributed
Total Office Area:	±2,000 SF

PROPERTY FEATURES

Lot Size:	±0.85 Acres
Zoning:	A-1, City of Phoenix
Parcel #	104-02-027
Tax District:	Riverside
2023 Property Tax:	\$13,004.28



**Frontage on
Van Buren Street**

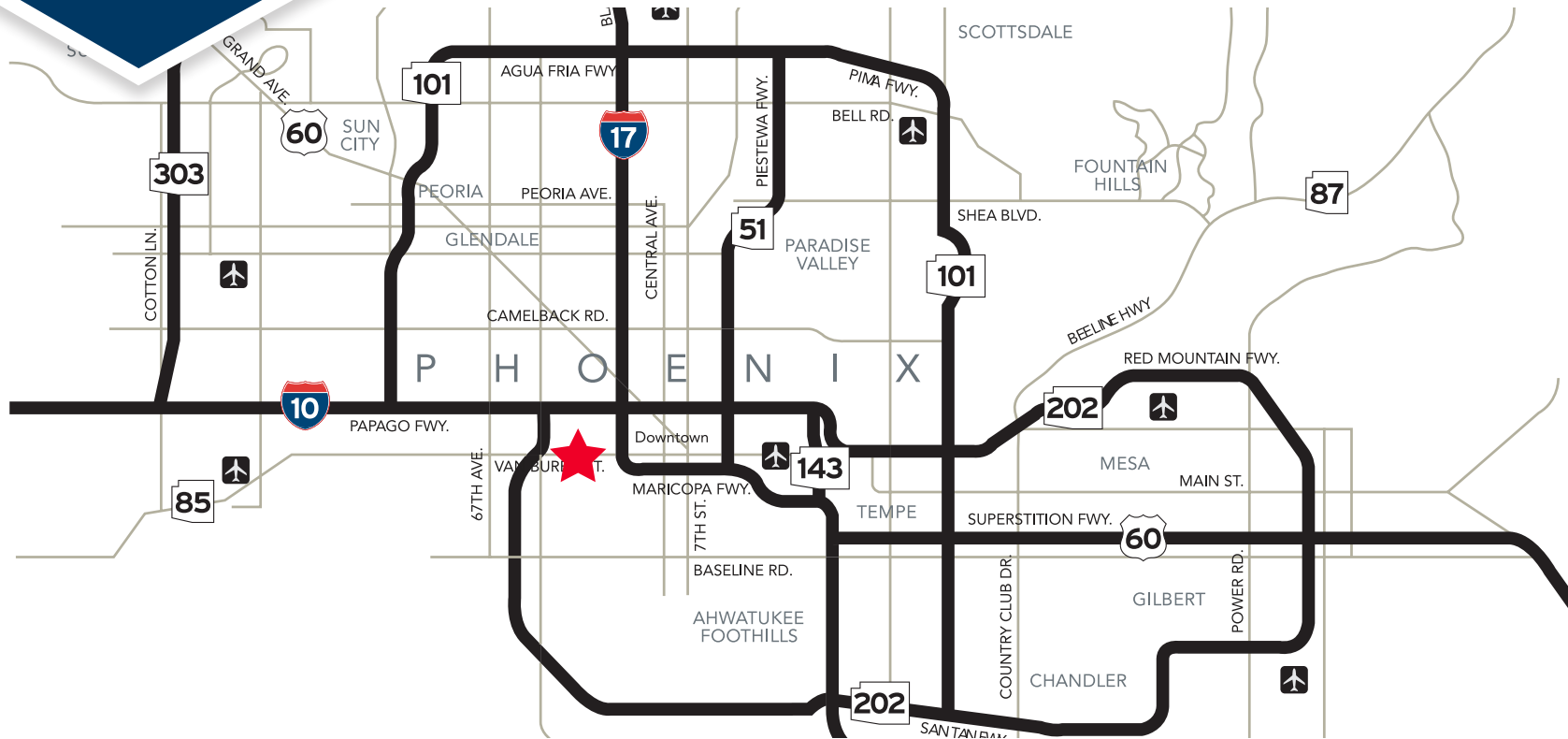


**Signalized Intersection
at 49th Avenue &
Van Buren**



**Covered
Parking Area**

PROPERTY LOCATION





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