



**\$2,500/MONTH  
MODIFIED GROSS**

**4009 E MADISON ST  
PHOENIX, AZ 85034**

**JACK SCANLAN** +

**PRESTON BRIMHALL** **NICK DEPAUL**

Associate Broker

(602) 672-4546

Jscanlan@basiscommercial.com

Partner

(602) 619-9350

Preston@basiscommercial.com

Partner/Designated Broker

(480) 414-3818

Nick@basiscommercial.com





## 4009 E MADISON ST PHOENIX, AZ 85034

### PROPERTY DETAILS

- \$2,500/Month Modified Gross Lease Rate
- +/- 1,600 SF Shop with Office
- Canopy Space (Not Included in Square Footage)
- +/- 0.24 Acre Lot
- Gated and Paved Yard

### PROPERTY OVERVIEW

**±1,600**

Total SF

**±0.24 Acres**

Site Size

**A-1**

City of Phoenix Zoning

**JACK SCANLAN**

+

**PRESTON BRIMHALL**

**NICK DEPAUL**

Associate Broker

(602) 672-4546

Jscanlan@basiscommercial.com

Partner

(602) 619-9350

Preston@basiscommercial.com

Partner/Designated Broker

(480) 414-3818

Nick@basiscommercial.com

