

TEASER



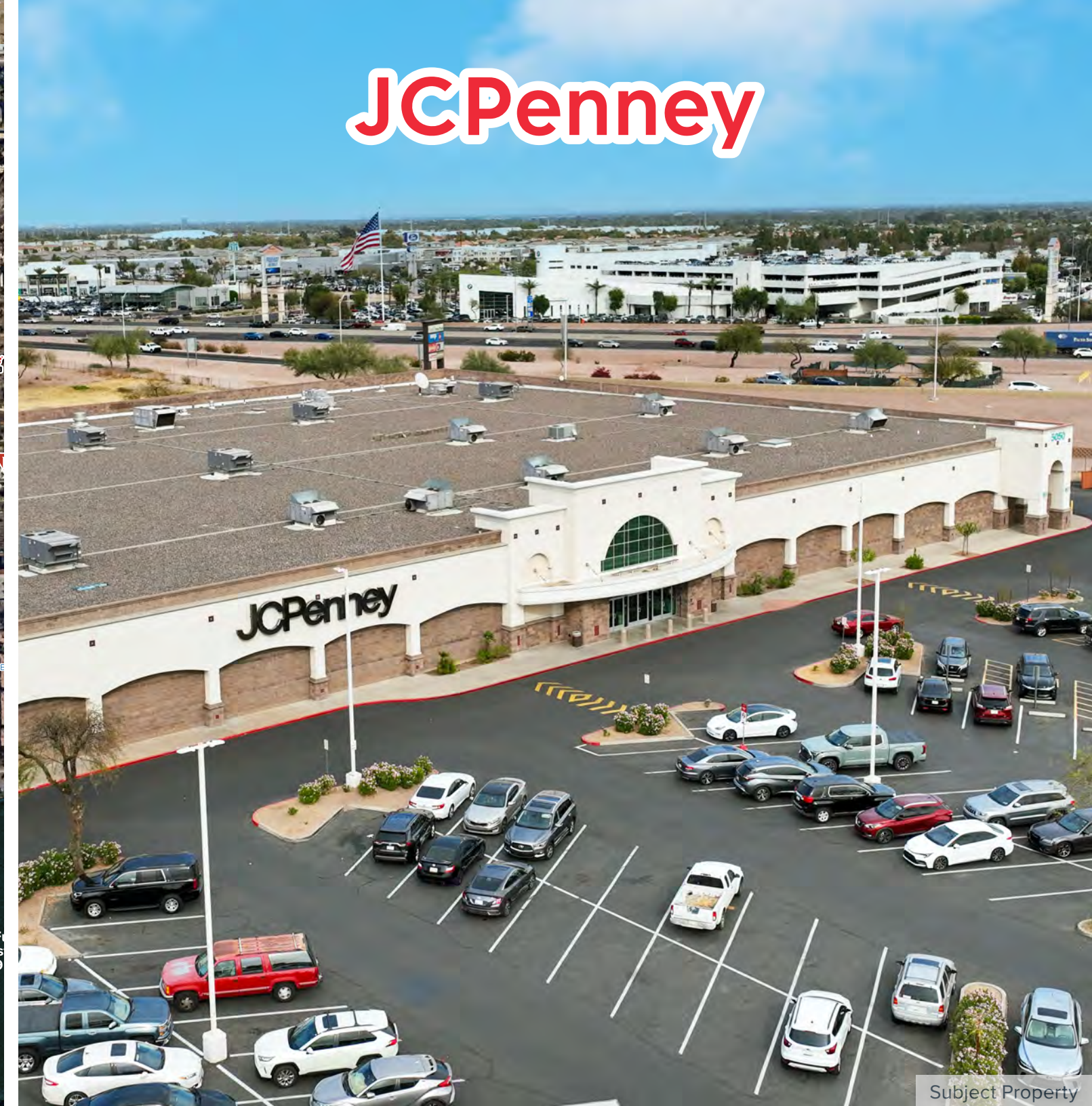
RARE OPPORTUNITY TO
PURCHASE FREEWAY-VISIBLE
BIG BOX ASSET IN REGIONAL
TRADE AREA

WELL BELOW MARKET RENT
NNN LEASE

5050 E Ray Rd
Phoenix, AZ 85044

CLICK TO VIEW ON GOOGLE MAPS

\$11,000,000 SALE PRICE
\$104.88 PER BUILDING SF
\$29.16 PER LAND SF



Subject Property



SITE MAP



SITE DETAILS

Location Information

Address	5050 E Ray Road
City / State / Zip	Phoenix, Arizona 85044
County	Maricopa
Ownership	Fee Simple

Parcel Data

Parcel Number	301-59-471
Parcel Size (SF)	± 377,230
Parcel Size (Acres)	± 8.66

Building Information

Year Built / Renovated	1990 (Renovated 2004)
Building SF	± 104,880

Traffic Counts

Interstate 10	187,171 (ADOT 2023)
Interstate 10 (Southbound Ray Rd Exit)	13,214 (ADOT 2023)
Ray Road	52,554 (ADOT 2024)

EXCLUSIVELY LISTED BY



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