

FOR SALE/LEASE

9211 N. 9TH AVENUE

Phoenix, AZ

±16,000 SF Freestanding
Industrial Building
w/Secured Yard



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

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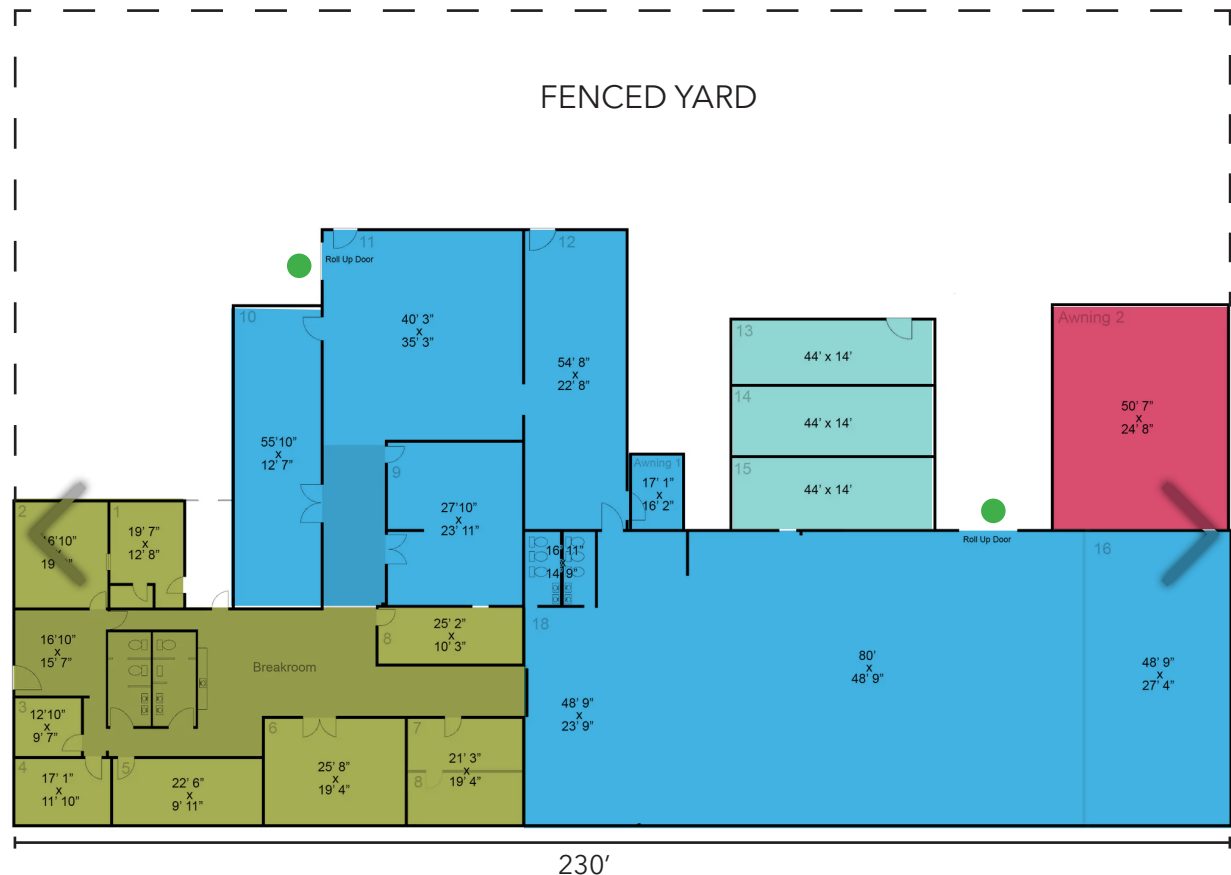
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FEATURES

- Size: ±16,000 SF Industrial Building on ±0.83 Acres
- Grade Level Loading
- Air Conditioned Facility
- Secure Yard Area (±18,000 SF w/o canopy and modular office)
- Power: Approximately 1,000A, 120/240V, 3 Phase Power (to verify)
- APN: 158-31-019D and 158-31-030B
- Zoning: A-1, City of Phoenix
- Sales Price: \$2,000,000
- Lease Rate: \$11,000/month NNN



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

- Office
- Modular Office/Trailer
- Warehouse/Production
- Canopy
- Grade Level Door

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