

FOR LEASE - 40,541 SF
4707 W. VAN BUREN STREET
PHOENIX, ARIZONA 85043

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

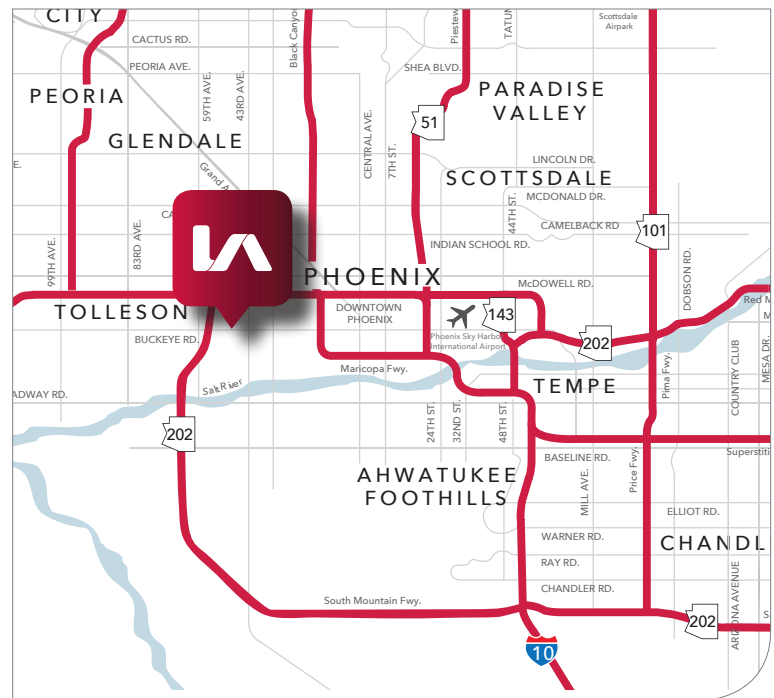
\$.65/SF NNN First Year Rate!



FEATURES

- Freestanding ±40,541 SF CTU
- 1,000 Amps Soon
- New EVAPS, Roof, Paving, & Dock High Doors
- Vacant - Ready to Occupy
- Owner Motivated - Wants Next Deal
- Low Nets - ±\$.12/SF

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