

# Industrial Warehouse Building with Fenced/Gated Yard

Available For Sale(AS IS)  
\$590,000 (\$140.49 PSF) | ±4,200 SF



**11713 W THUNDERBIRD RD | EL MIRAGE, AZ 85335 (GRAND AVE & E THUNDERBIRD RD)**

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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

07 08 25



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. COMPAC

2323 W. University Dr. Tempe, AZ 85281  
8777 N. Gainey Center Dr. Ste 245, Scottsdale, AZ 85258  
480.966.2301 | WWW.CPIAZ.COM

# INDUSTRIAL WAREHOUSE FOR SALE

E Thunderbird Rd Frontage



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## PROPERTY HIGHLIGHTS

ADDRESS	11713 W Thunderbird Rd El Mirage, Arizona 85335
BUILDING SIZE	±4,200 SF
TENANCY	Owner/User
ZONING	UC (Urban Corridor), City of El Mirage
YEAR BUILT	1955
PARCEL	501-35-051
LAND SIZE	±13,068 SF (±0.3 Acres)
COOLING	EVAP Cooled Warehouse
SALE PRICE (AS IS)	\$590,000.00 (\$140.49 PSF)

# INDUSTRIAL WAREHOUSE FOR SALE

Benefit from a strategic West Valley location at 11713 W Thunderbird Rd in El Mirage. This industrial property offers excellent connectivity via major thoroughfares like Thunderbird Rd, US-60 (Grand Ave), and the Loop 303 freeway, ensuring efficient logistics throughout the Phoenix metro and beyond. Tap into the robust regional workforce in this rapidly growing industrial hub.

