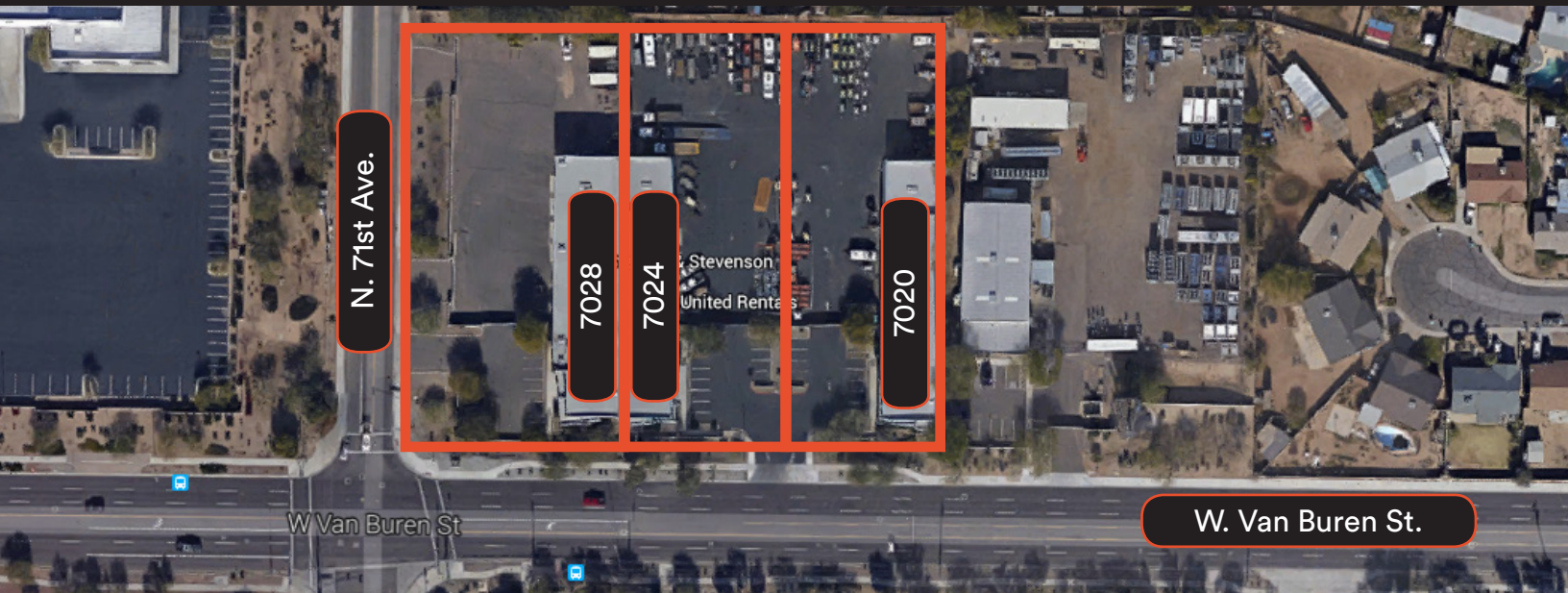


AVAILABLE FOR LEASE

7020, 7024 & 7028 W. Van Buren, Phoenix, AZ 85043



7028 Building

Building Size: (excluding Mezz.)	10,090 SF
Office Size:	1,692 SF
Bonus Mezz:	1,429 SF
Clear Height:	18'
Electric:	600 AMP
Grade Door:	(5) 12' x 14'
Sprinklers:	Yes
Land Size:	57,414 SF (1.3 Acres)
Zoning:	C-3, city of Phoenix
Taxes 2015:	\$14,818.34

7024 Building

Building Size: (excluding Mezz.)	8,488 SF
Office Size:	3,600 SF
Bonus Mezz:	1,215 SF
Clear Height:	18'
Electric:	600 AMP
Grade Door:	(5) 12' x 14'
Sprinklers:	Yes
Land Size:	43,617 SF (1 Acre)
Zoning:	C-3, city of Phoenix
Taxes 2015:	\$12,844.20

7020 Building

Building Size: (excluding Mezz.)	8,464 SF
Office Size:	1,387 SF
Bonus Mezz:	1,242 SF
Clear Height:	18'
Electric:	600 AMP
Grade Door:	(5) 12' x 14'
Sprinklers:	Yes
Land Size:	43,579 SF (1 Acre)
Zoning:	C-3, city of Phoenix
Taxes:	\$12,841.54

(W. Van Buren and 71st Ave., South of I-10, Easy I-10 Freeway Access)



Jeff Woudenberg
Designated Broker
jeff@iosadvisor.com
(480) 620-8555

Trevor Pratte
Managing Partner
trevor@iosadvisor.com
(480) 269-0036

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Features

- Owner/Agent
- Newer Block Construction
- Former United Rentals Facility
- Completely Asphalt Yards
- All 3 Buildings Can Be Leased Separately or Together for Combined 27,042 SF on 3.3 Acres
- Van Buren Frontage/Visibility
- Bonus Mezzanine Storage
- Clean Nice Image



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