

FOR LEASE

±0.87 ACRE SECURE CONTRACTOR YARD

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

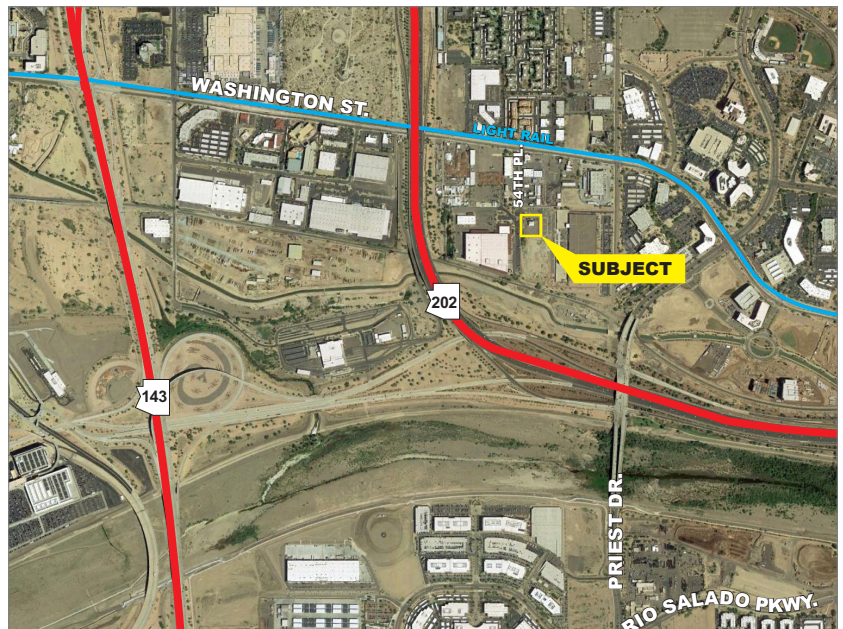
423 S. 54TH PLACE
PHOENIX, AZ

CENTRALIZED CONTRACTOR YARD

FEATURES

- ▶ ±2,760 SF Metal Building (Storage)
- ▶ ±38,000 SF Site (±0.87 Acres)
- ▶ Secure Yard - Masonry Wall Perimeter
- ▶ Two (2) 10' x 12' Grade Level Doors
- ▶ 24' Clear Height
- ▶ A-2 Zoning, City of Phoenix
- ▶ Excellent Freeway Access
- ▶ \$10,000/mo Modified Gross
- ▶ Q1 2027 Occupancy

LOCATION



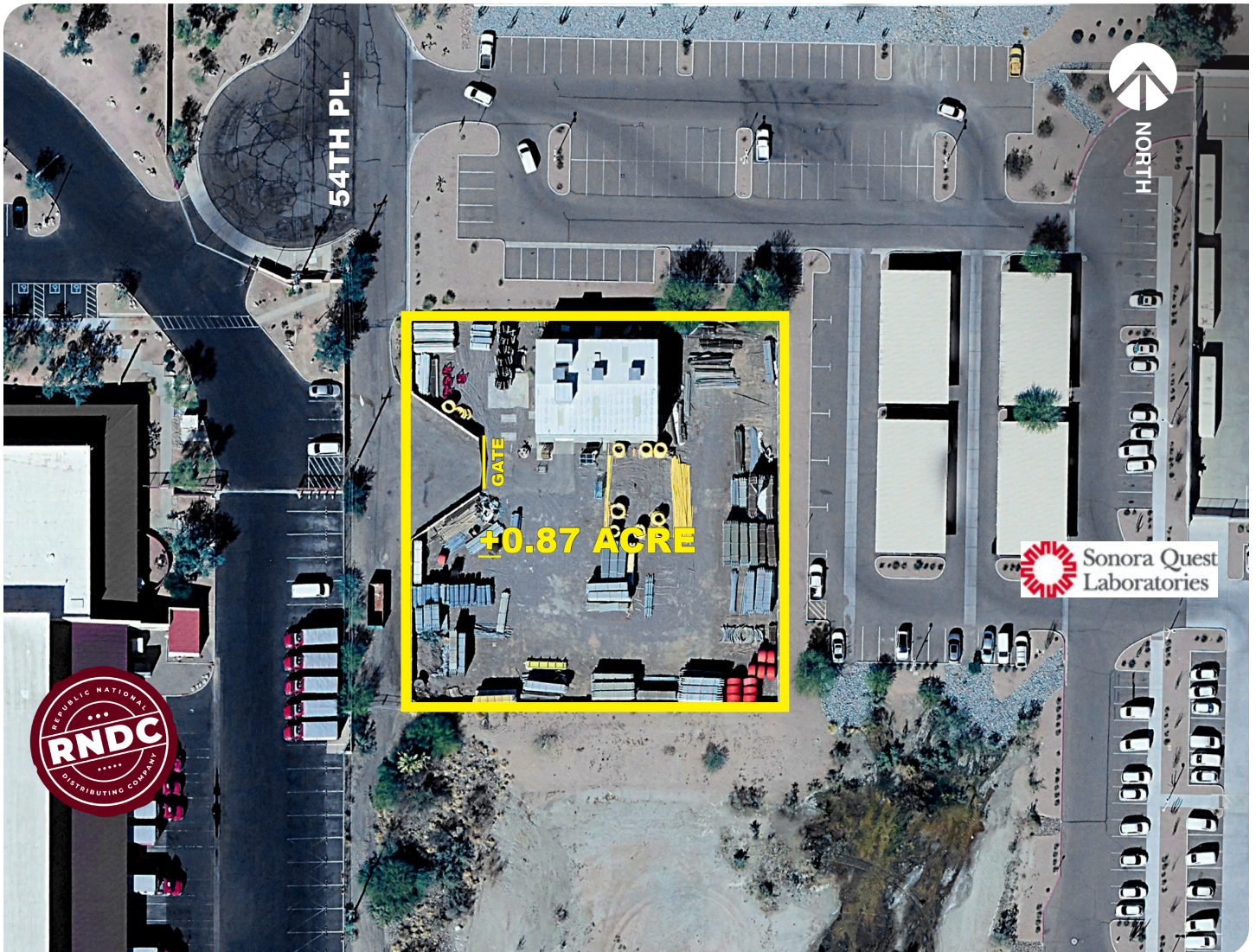
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