



## 42205 N Vision Way

42205 N Vision Way, Phoenix, AZ 85086



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# 42205 N Vision Way

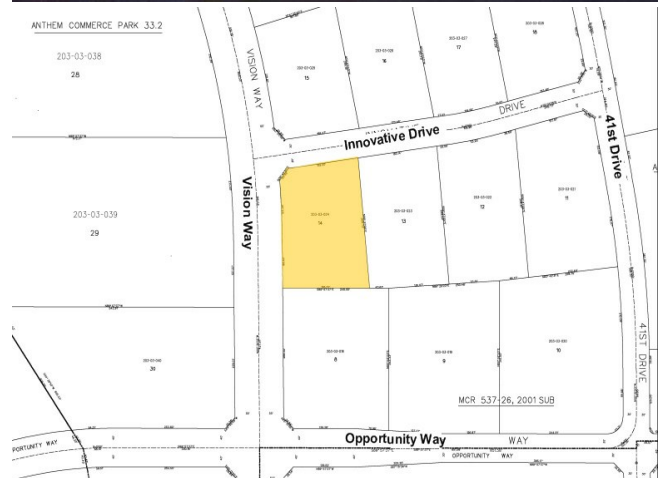
For Sale: \$3,800,000

For Lease: \$12.50 /SF/Yr NNN

Free standing LG building designed by Cawley Architect in the path of heavy growth and development with projects in the immediate area and off the I-17 south to the 101. Strong business corridor with mixed use of industrial/warehouse, retail, office, and residential use. Hard to find Flex Space with separate warehouse and roll up door. Features block construction, 36 parking spaces, and is located in a rapidly growing area.

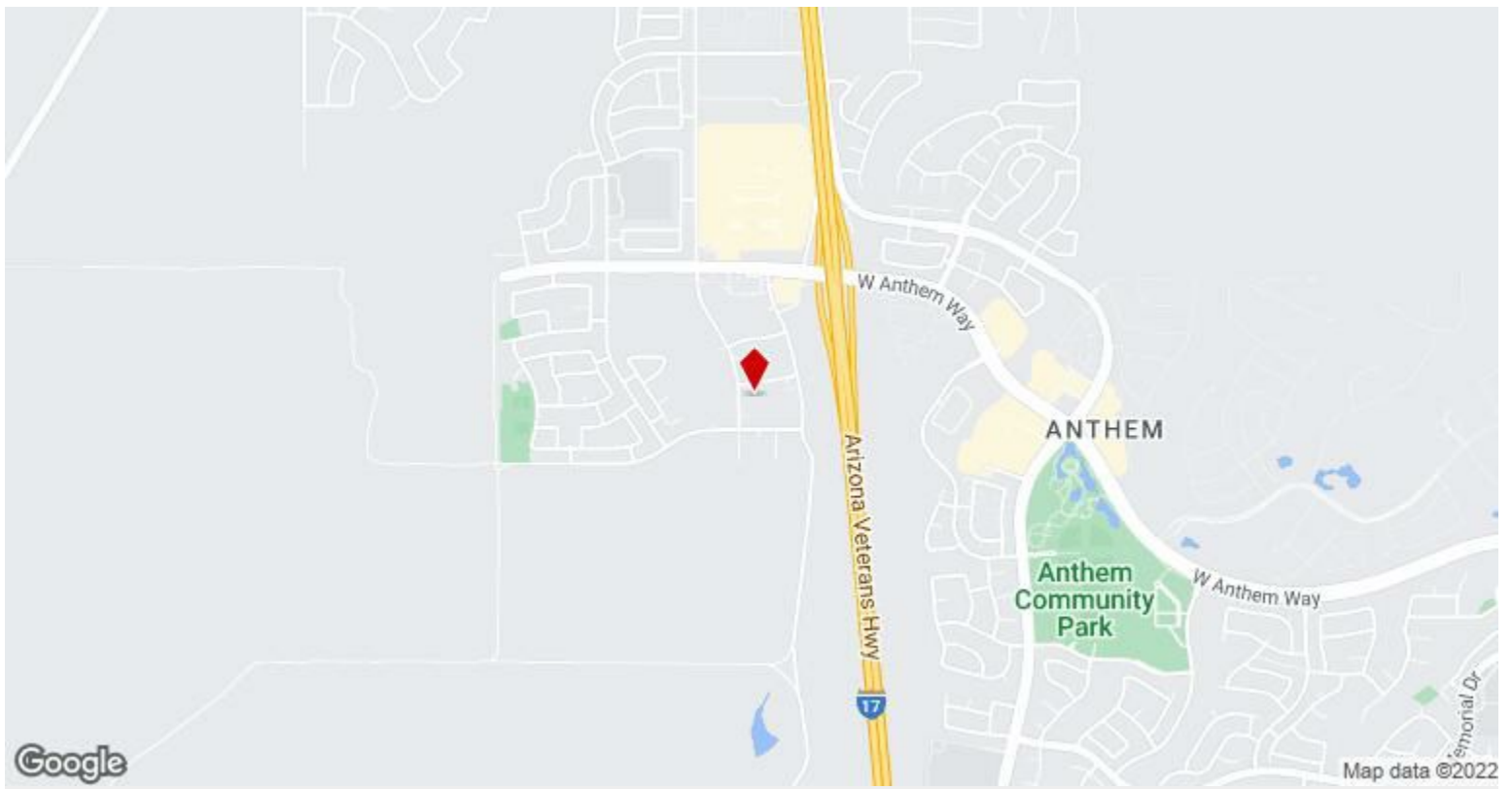


Rental Rate:	\$12.50 /SF/Yr
Property Type: Property	Flex
Subtype: Building Class:	Showroom B
Rentable Building Area:	16,324 SF
Year Built:	2004
Taxes:	\$1.75 SF/Mo
Operating Expenses:	\$1.00 SF/Mo



**1st Floor**

Space Available	16,324 SF
Rental Rate	\$12.50 /SF/Yr
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	New
Space Use	Flex
Lease Term	5 - 10 Years



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