

**BUILDING WITH GATED YARD**  
**FOR LEASE**  
±14,990 SF INDUSTRIAL W/ ±25,000 SF YARD

**\$16.00**/SF/YR NNN

LEASE RATE

**±14,990 SF**

TOTAL BUILDING SIZE

1410 E VAN BUREN ST | PHOENIX, AZ 85006



**PROPERTY  
DETAILS**

- Single-Tenant Building
- Zoned C-3
- APN: 116-18-087,088
- ±14,990 SF Building
- ±25,000 SF Gated Yard
- Built in 1970
- Landlord will install requested cooling
- **Lease Rate: \$16.00/sf/yr NNN**

**contact :**



**Brandon Koplin**  
D 480.214.1103  
M 602.373.4717  
bkoplin@cpiaz.com

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.



**COMMERCIAL PROPERTIES INC.**

Locally Owned, Globally Connected. CRPAC

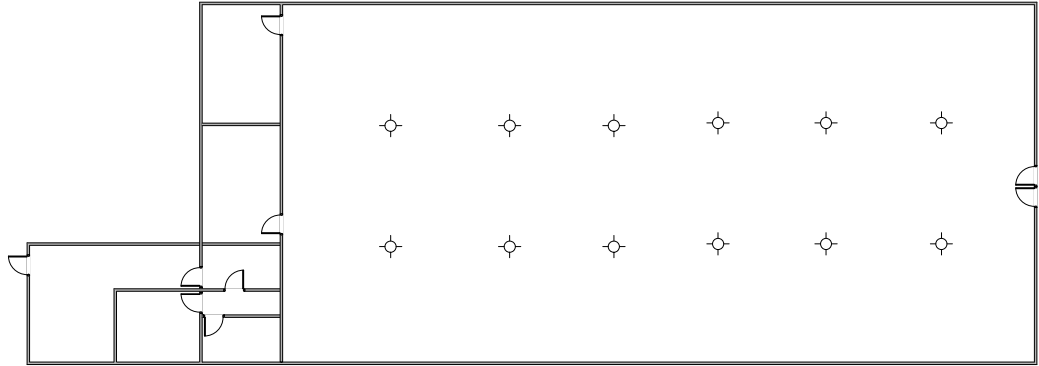
2323 W. University Dr. Tempe, AZ 85281  
8777 N. Gainey Center Dr. Ste 245, Scottsdale, AZ 85258  
480.966.2301 | WWW.CPIAZ.COM

# SINGLE TENANT BUILDING WITH GATED YARD FOR LEASE

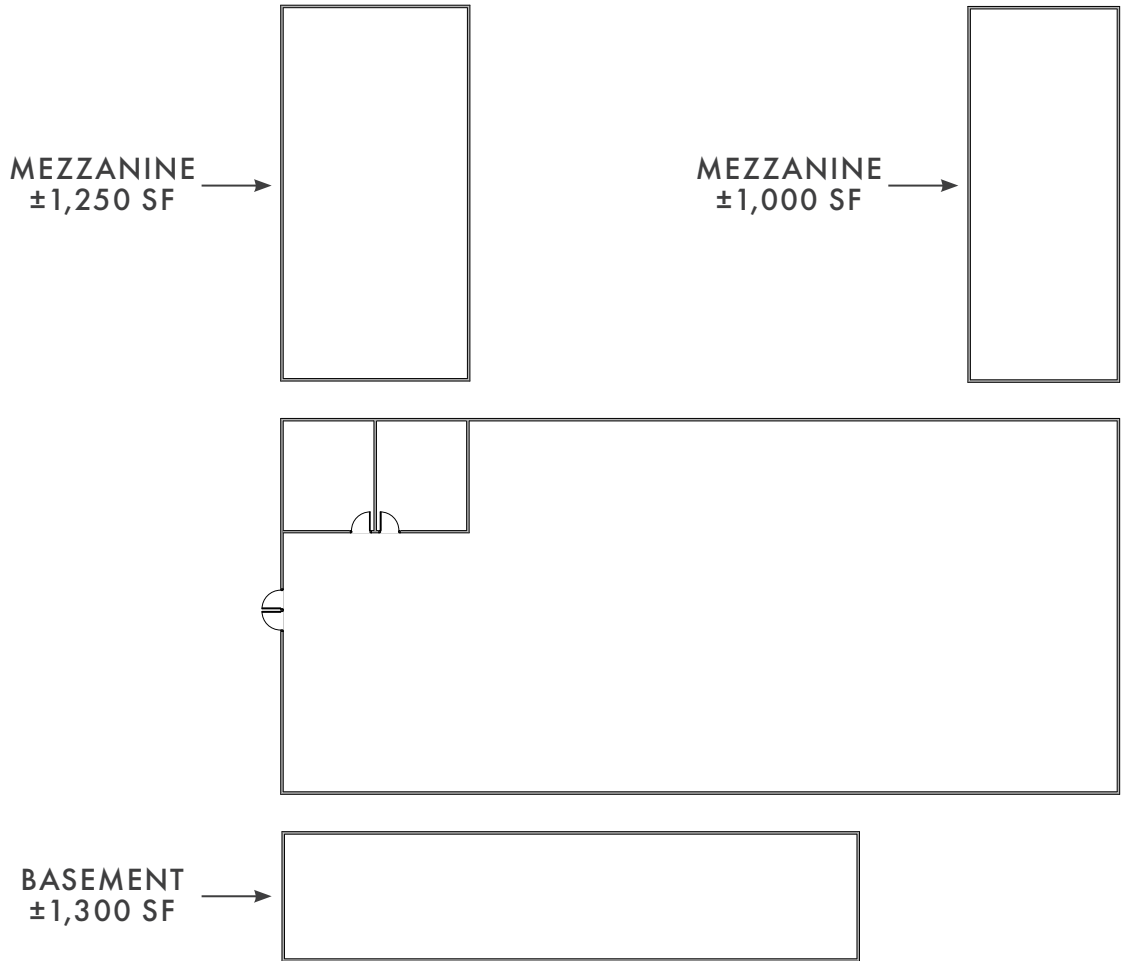
1410 E VAN BUREN ST | PHOENIX, AZ

## FLOOR PLAN

### SUITE 1410



### SUITE 1414



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.

03.23.26



**Brandon Koplin**  
D 480.214.1103  
M 602.373.4717  
bkoplin@cpiaz.com



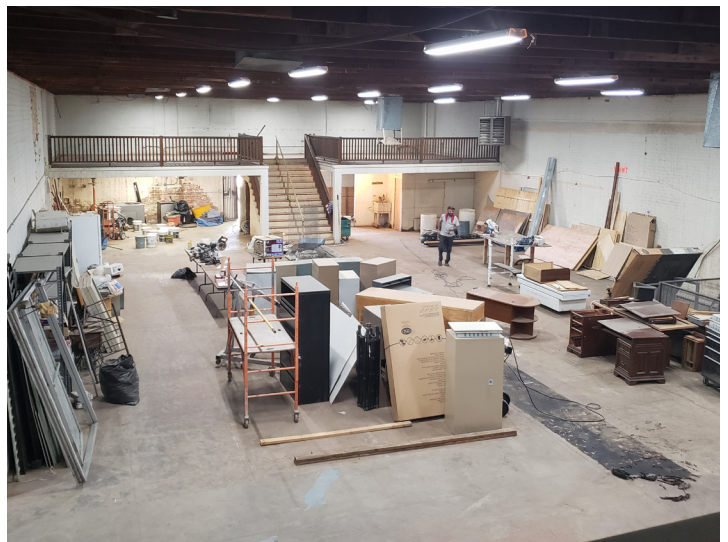
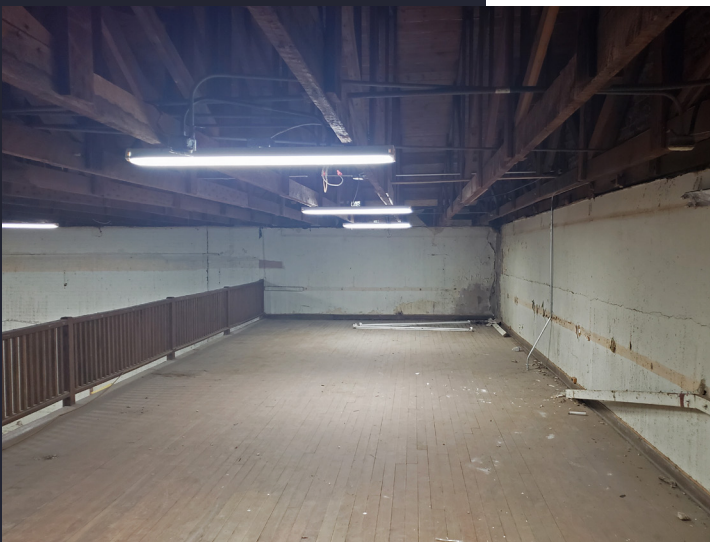
**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CONFAC

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

# SINGLE TENANT BUILDING WITH GATED YARD FOR LEASE

1410 E VAN BUREN ST | PHOENIX, AZ



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. 03/23/26



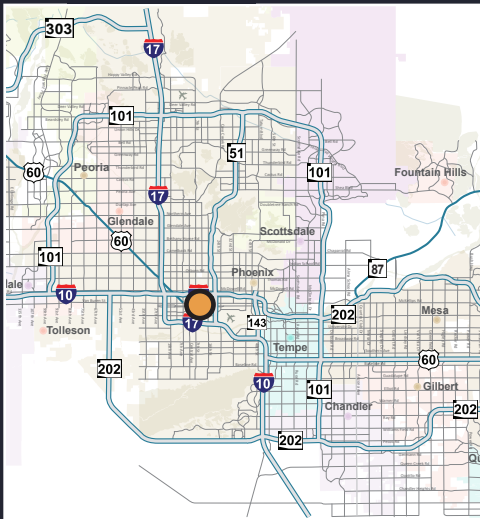
**Brandon Koplin**  
D 480.214.1103  
M 602.373.4717  
bkoplin@cpiaz.com



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CONFAC

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



**contact:**



**Brandon Koplin**  
 D 480.214.1103  
 M 602.373.4717  
 bkoplin@cpiplaz.com

