



## 5217 West Buckeye Road Phoenix, AZ 85043

7,800 SF available with .85 Acre Secured Yard  
Single Tenant Industrial Building with Yard for Lease



## **PROPERTY SPECIFICATIONS**

### **Total Building RSF - 7,800 RSF**

- 5,450 RSF - Warehouse
- 2,350 RSF Canopy with lighting and air compressor lines in place
- Approximately 1,000 RSF of Air-Conditioned office

### **Pricing**

- \$12,000 per month, NNN

### **Grade Level Doors & Cross Dock**

- 4 Grade Level Doors & Cross Dock

### **Clear Height**

- 20 to 36 foot clear height in Warehouse area

### **Dedicated Truckwell**

### **Electrical Power**

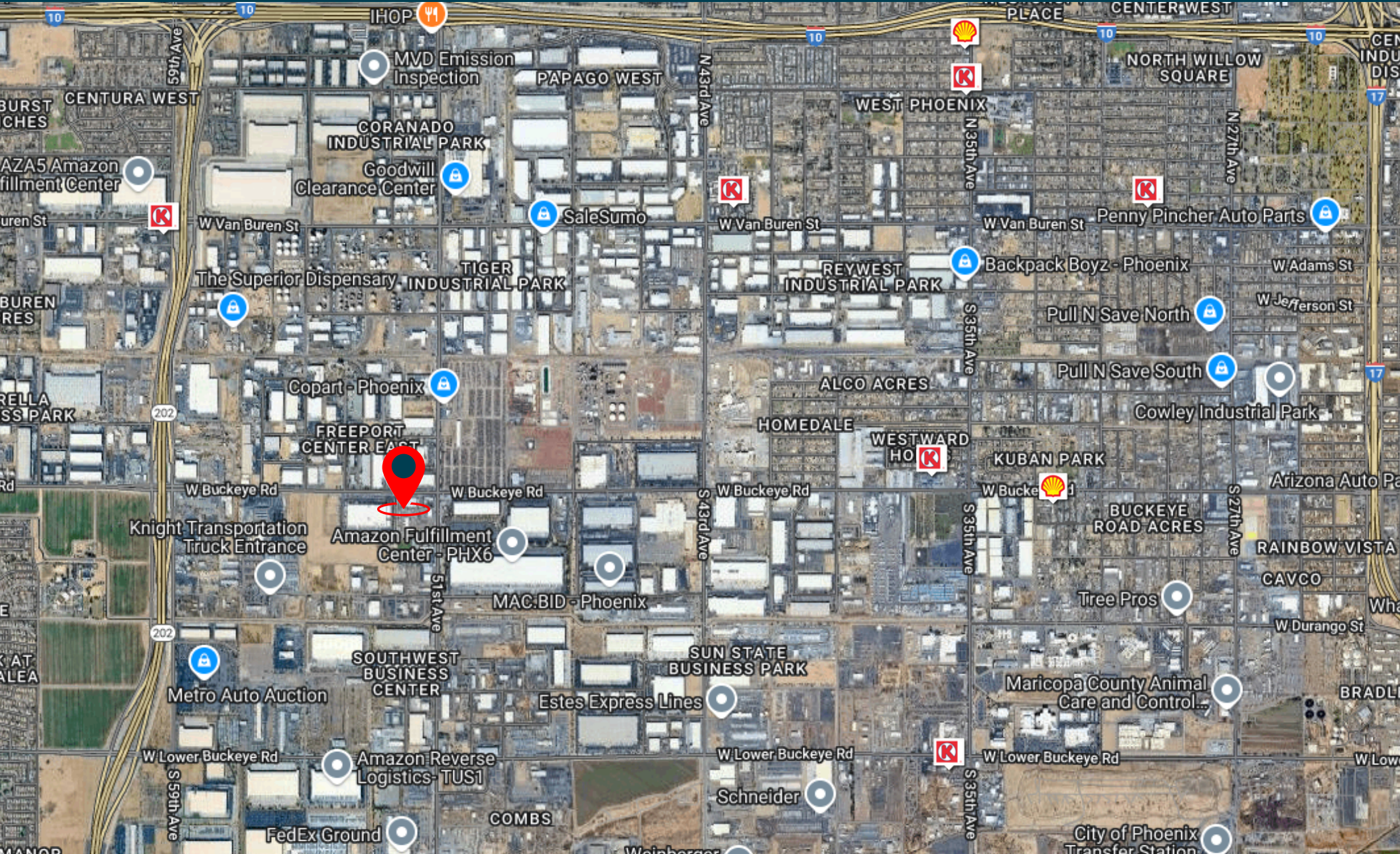
- 400 amp, 3 phase power service

### **Yard Area**

- .85 Acre Yard
- Fully fenced and paved
- Oil Change well
- Former Truck Service Facility
- Buckeye Road frontage and signage
- A-1 Industrial Zoning







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