

**FOR
SALE**

**±2.73 Acres with Outdoor Storage
INDUSTRIAL FACILITY**



4909 E. BEVERLY ROAD, PHOENIX, AZ

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



MARK LINSALATA, SIOR
mlinsalata@leearizona.com
O: 602.912.3539
C: 602.570.3226



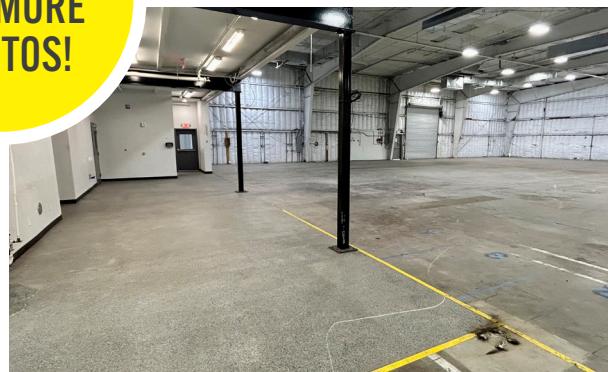
NIC LINSALATA
nlinsalata@leearizona.com
O: 602.474.9510
C: 480.278.1960

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

FEATURES

- $\pm 28,600$ SF Freestanding Building
- Lot Size: ± 2.73 Acres (118,788 SF)
- Metal Construction Warehouse (Freespan)
- Easy Access to I-10 Freeway
- 20' Clear Height
- 4 Grade Level Doors - 14' x 20' (1)
- (2024) Property Taxes: \$24,324.22
- Zoning: A-1
- Heavy Power: 2000 Amps, 120/208V, 277/480V, New Service
- Outdoor Lighting in Yard
- 100% A/C
- Sale Price: $\pm \$9,000,000$
- Lease Rate: \$1.40/NNN

CLICK HERE
FOR MORE
PHOTOS!



MARK LINSALATA, SIOR

mlinsalata@leearizona.com
O: 602.912.3539
C: 602.570.3226



NIC LINSALATA

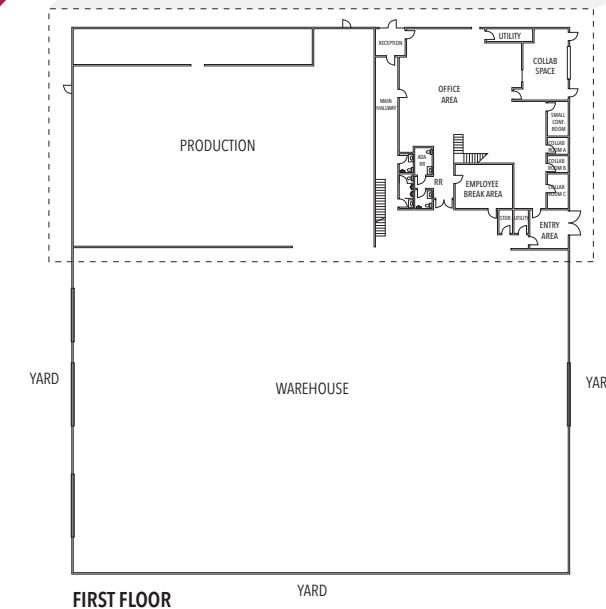
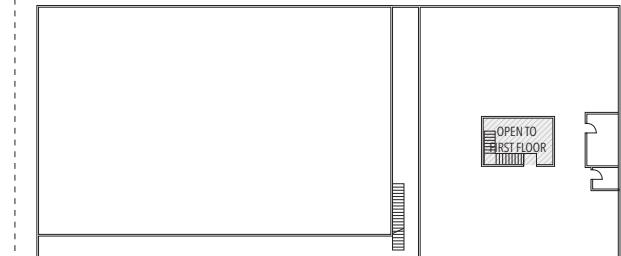
nlinsalata@leearizona.com
O: 602.474.9510
C: 480.278.1960

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

FLOORPLAN



SECOND FLOOR



 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



MARK LINSALATA, SIOR
mlinsalata@leearizona.com
O: 602.912.3539
C: 602.570.3226

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



NIC LINSALATA
nlinsalata@leearizona.com
O: 602.474.9510
C: 480.278.1960