

**FOR  
SALE**

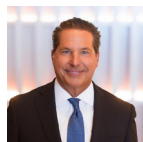
# ±2.73 Acres with Outdoor Storage **INDUSTRIAL FACILITY**



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PHOTOS!**



**4909 E. BEVERLY ROAD, PHOENIX, AZ**



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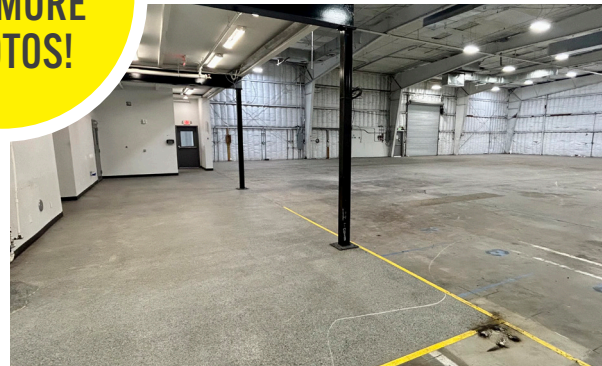
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# FEATURES

- ±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: ±\$9,000,000
- Lease Rate: \$1.40/NNN

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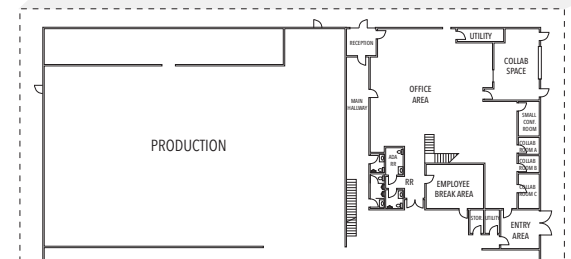
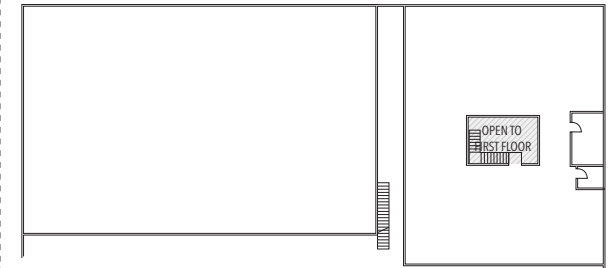
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# FLOORPLAN

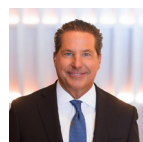


## SECOND FLOOR



## FIRST FLOOR

WAREHOUSE



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