

# AVAILABLE INDUSTRIAL / OFFICE / SHOP

**4222**  
**W.INDIAN SCHOOL ROAD**  
**PHOENIX, AZ 85009**



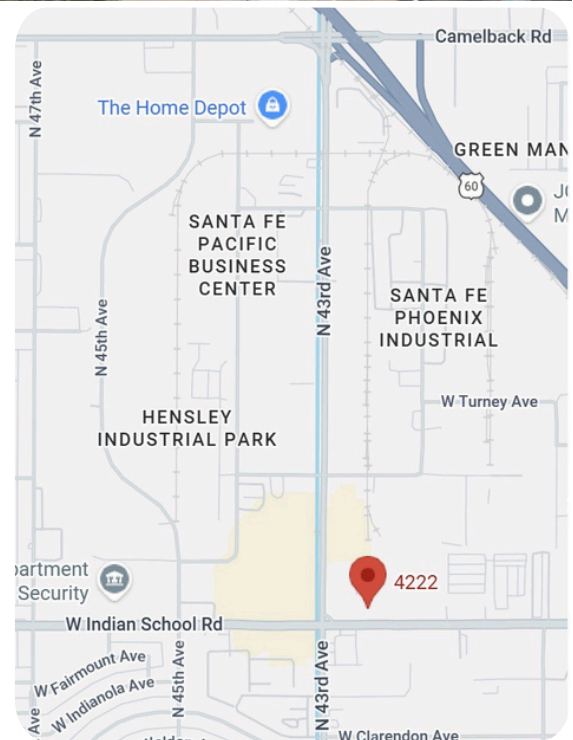
**Building Area**  
+/- 11,708 Sq ft.



**Land Area**  
1.44 Acres  
62,697 sq ft

## FEATURES:

- Air conditioned office space.
- Roll up doors for Shop area.
- Large Yard Area
- Fenced asphalt/aggregate yard area.
- Direct Access to 43rd Avenue & Indian School Road.
- Direct access to Grand Avenue, Interstate 17 & 10.
- Zoning: C-3 Commerical (City of Phoenix).
- 2025 Annual Real Estate Taxes: \$17,845.24



FOR MORE INFORMATION CONTACT

**John Reinhardt**

Designated Broker

INDUSTRIAL  
PROPERTY  
SPECIALISTS

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