

# INVESTMENT OPPORTUNITY FREESTANDING INDUSTRIAL BUILDING



1401 NORTH 29TH AVENUE • PHOENIX, ARIZONA 85009

## \$1,600,000 SALES PRICE

FREESTANDING SINGLE-TENANT NNN INVESTMENT SALE

6,400 SQUARE FOOT BLOCK OFFICE BUILDING

1.06 ACRE LOT

6.75% CAP RATE

**Chad Kirkorsky, SIOR**

Partner  
480.330.2824  
chad@citywidecre.com

**Nick DePaul**

Vice President  
480.414.3818  
nick@citywidecre.com

**Preston Brimhall**

Sales & Leasing  
602.619.9350  
preston@citywidecre.com

# TENANT INFORMATION

1401 NORTH 29TH AVENUE

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AEC Electric delivers value-added electrical services by fostering successful partnerships with customers throughout the construction process. With a commitment to quality and competitive pricing, AEC Electric's expert team has successfully completed thousands of projects, including tenant improvements, multi-family buildings, and complex hospital projects. From conceptual budgeting to fully warranted project completion, AEC Electric is equipped to handle a wide range of customer needs with excellence.

- \$9,000 Per Month, NNN
- 3 Year Lease (2.5 Years Remaining)
- Tenant willing to add an option to extend

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2122 East Highland Avenue, Suite 225 • Phoenix, Arizona 85016  
602.313.1000 • citywidecre.com







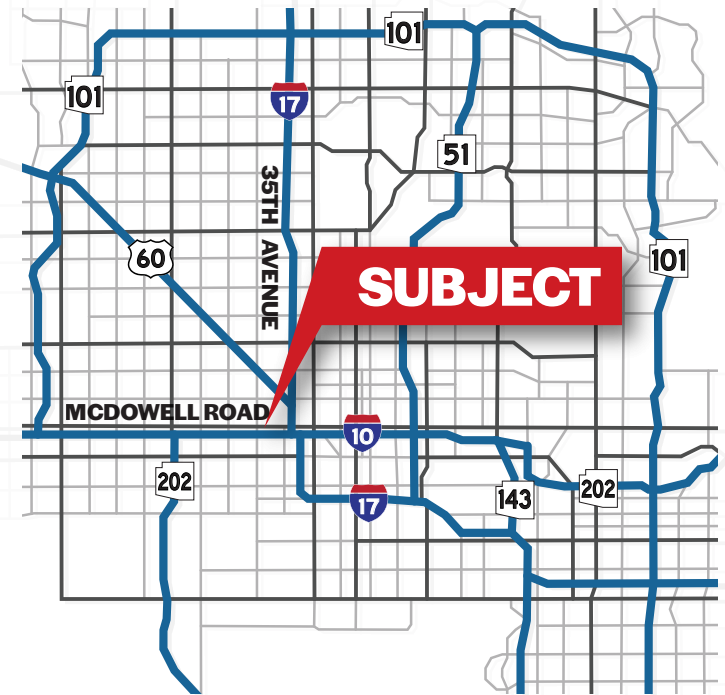




# PROPERTY DETAILS

1401 NORTH 29TH AVENUE

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- Approximately 500 Square Foot Warehouse
- Block Construction
- Paved & Gated Yard
- Covered Parking
- APN #s 109-08-036, 109-08-037
- Easy Access to I-10 & I-17

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