

R&G

±8,039 SF INDUSTRIAL SERVICE BUILDING ON ±0.55 ACRES FOR LEASE
4227 - 4237 E UNIVERSITY DR. PHOENIX, AZ 85040

DIVISIBILITY OPTIONS AVAILABLE



8767 E. Via de Ventura #290
Scottsdale, AZ 85258

RGcre.com

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PROPERTY OVERVIEW - FULL SITE

±8,879 SF

Total Building Size

±0.55 AC

Site Size

A-1

Zoning

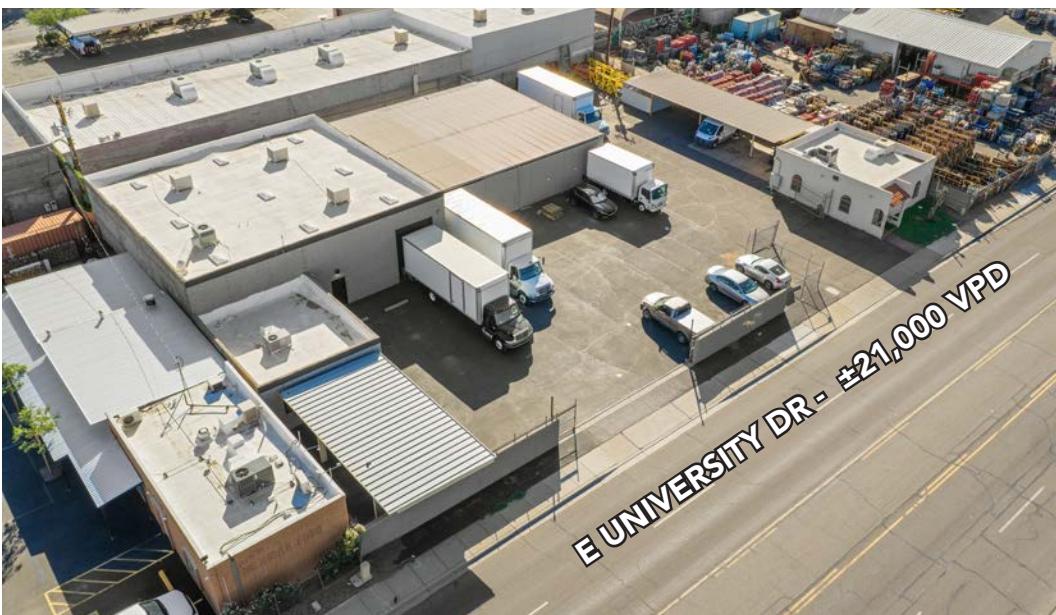
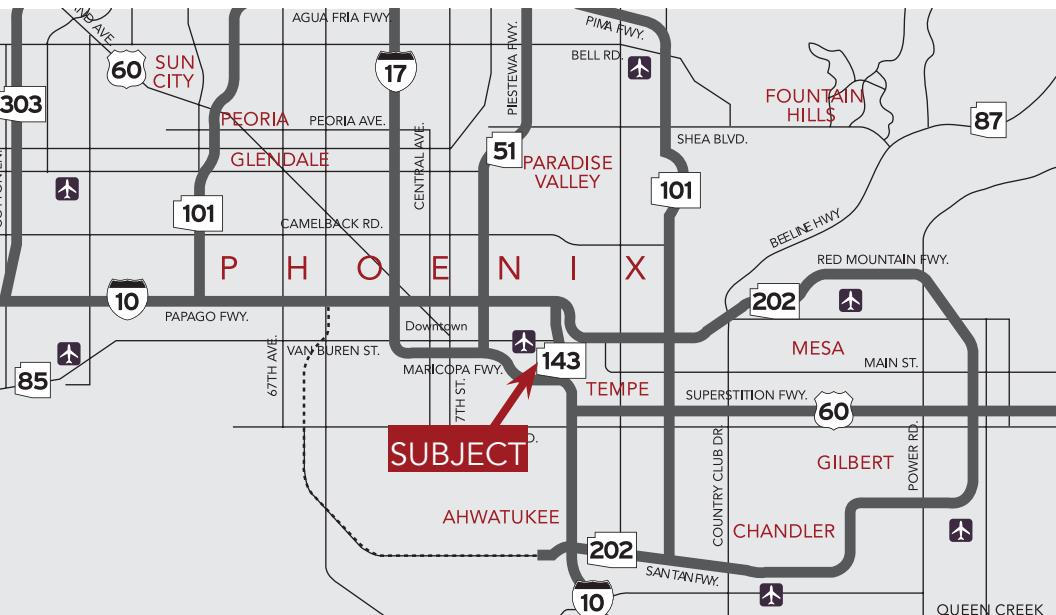
\$10,500/mo NNN

Lease Rate

PROPERTY HIGHLIGHTS

- ±8,039 SF Industrial Service Building
 - » 20' Clear Height
 - » One (1) Grade Level Door
- ±840 SF Office
- Two (2) Canopy Structures
- Fully Asphalt Paved
- Two Points of Ingress/Egress
- Fully Fenced and Secured
- 2 Minutes from Phoenix Sky Harbor
- Less than 1 Mile to SR-143 / 2 Miles to I-10
- APN #'s: 124-49-023, 124-49-024, 124-49-025

The information contained herein has been obtained from sources we believe to be reliable, however, Rein & Grossoehme and its agents have not conducted any investigation regarding these matters and make no warranty or representation expressed or implied regarding the accuracy or completeness of the information. Interested parties need to verify any information that is critical to their decision process and bear all risk for inaccuracies. References to square footage or age are approximate.



DIVISIBILITY OPTION

±8,039 SF

Total Building Size

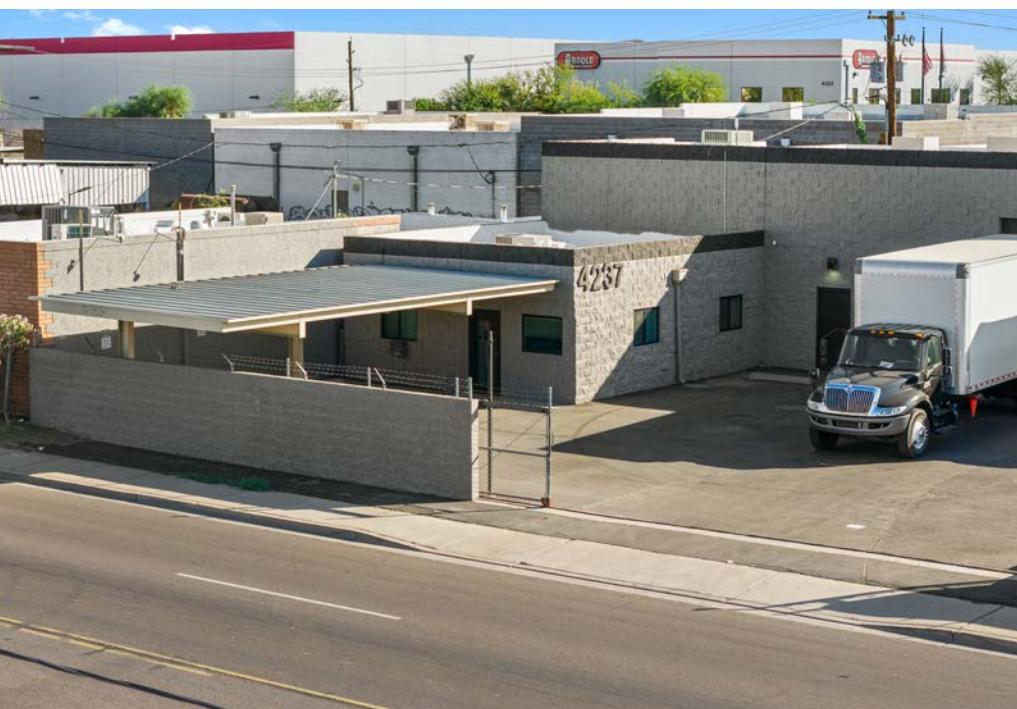
±0.37 AC

Site Size

\$7,500/mo NNN

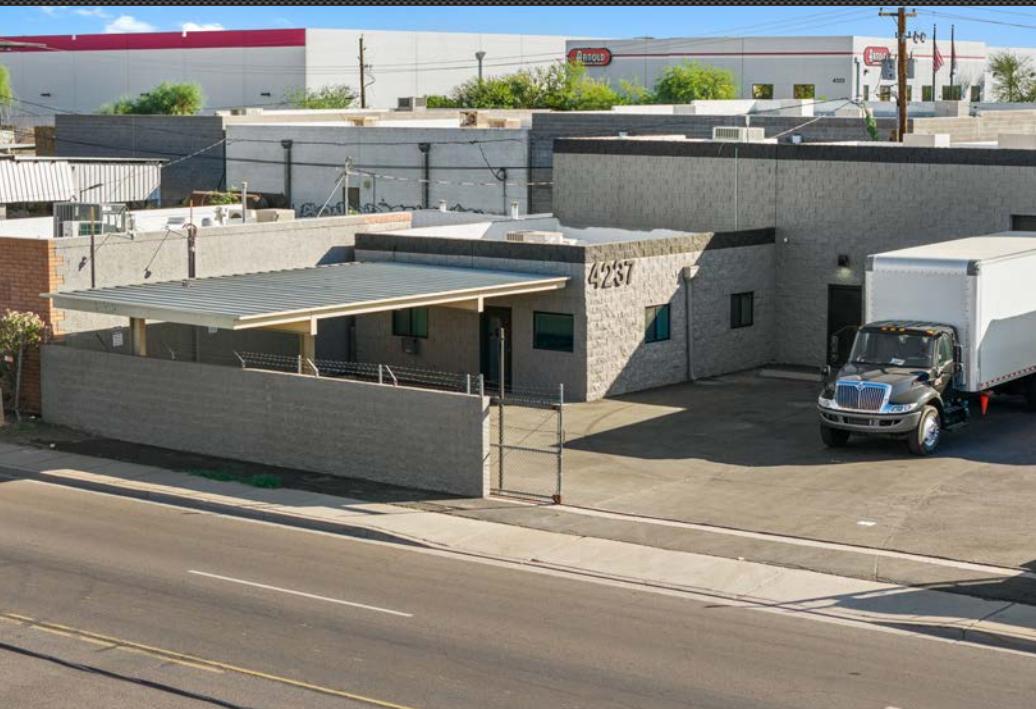
Lease Rate

- ±8,039 SF Industrial Service Building
 - » 20' Clear Height
 - » One (1) Grade Level Door
- Two (2) Canopy Structures
- Fully Asphalt Paved



REIN & GROSSOEHME

SITE IMAGES



MAX SCHUMACHER, SIOR PATRICK SHEEHAN, SIOR JACK HANSEN

