



# ±133 ACRES FOR SALE IN THE HEART OF SOUTHWEST PHOENIX IDEAL INDUSTRIAL OUTDOOR STORAGE OR REDEVELOPMENT SITE

3635 S 43rd Ave Phoenix, AZ



8767 E. Via de Ventura  
Suite 290  
Scottsdale, AZ 85258  
RGcre.com

**MAX SCHUMACHER**, SIOR  
480.214.9403  
Max@RGcre.com

**PATRICK SHEEHAN**, SIOR  
480.214.9405  
Patrick@RGcre.com

**JACK HANSEN**  
480.214.9421  
Jack@RGcre.com

# FOR SALE

±133 ACRES IN THE HEART OF SOUTHWEST PHOENIX

## Site Information



» ±15 Acres of Undisturbed Land with  
±19,200 SF of Buildings

- ±7,200 SF Office
- ±5,700 SF Miscellaneous
- ±6,300 SF Shop Building

» ±62 Acres of Re-Claimed Land

- » ±56 Acre Open Pit Mine
- » Site Zoned A-2 (Heavy Industrial),  
City of Phoenix

» ±26.5 Acres Currently Leased with Income  
to National Credit Tenants

- » Lighting, Power and Water Throughout Site
- » Partially Paved, Crushed Aggregate Base

8767 E. Via de Ventura  
Suite 290  
Scottsdale, AZ 85258  
RGcre.com

**MAX SCHUMACHER**, SIOR  
480.214.9403  
Max@RGcre.com

**PATRICK SHEEHAN**, SIOR  
480.214.9405  
Patrick@RGcre.com

**JACK HANSEN**  
480.214.9421  
Jack@RGcre.com

# FOR SALE

±133 ACRES IN THE HEART OF SOUTHWEST PHOENIX

## Rent Roll

TENANT	PARCEL	ACRES OCCUPIED	RENT/MONTH GROSS	ANNUAL INCREASES	LEASE EXPIRES
M&P Transport	1	12.78	-	-	2 years after close of escrow rent free
WYCO	2	2.00	\$8,000	3%	01/31/2026
TKO	3	7.46	\$19,210	Rate Increase 4/24 \$24,245/month with 7% Increase in 2025	04/30/2026
Summit Industrial	4 & 5	13.84	\$76,120	-	02/28/2025
Rio Salado Materials Group	Portion of Pit	12.00	\$18,000	-	Lease payments will commence upon receipt of permit to fill pit
Riddle Construction	8	2.71	\$10,000	-	03/21/26
Summit Line Construction	10	3.04	\$15,200	-	09/30/2025
My Container Now	11	3.85	\$15,400	-	08/31/2026

**TOTALS** **51.12** **\$136,330**



8767 E. Via de Ventura  
Suite 290  
Scottsdale, AZ 85258  
RGcre.com

**MAX SCHUMACHER, SIOR**  
480.214.9403  
Max@RGcre.com

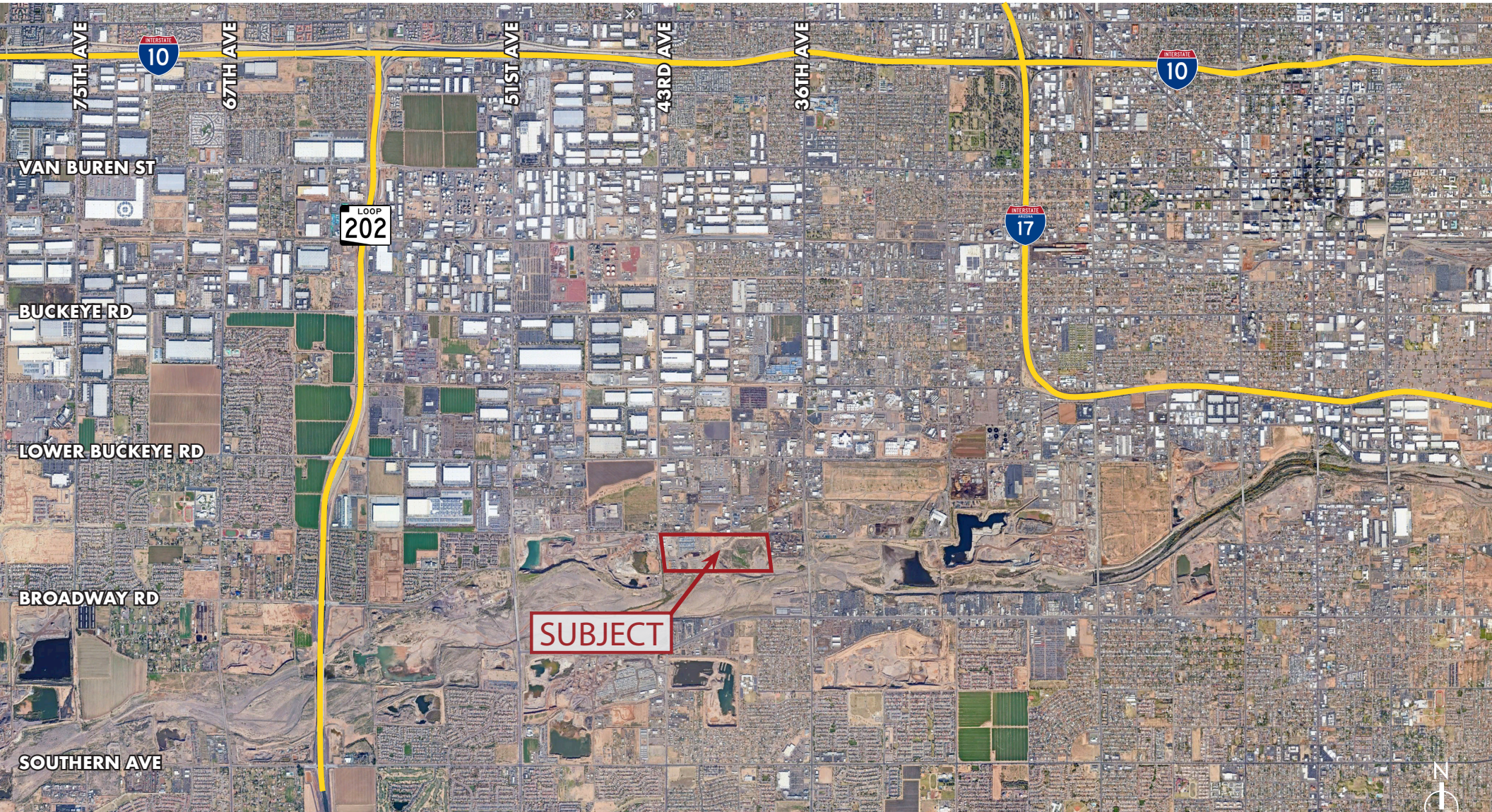
**PATRICK SHEEHAN, SIOR**  
480.214.9405  
Patrick@RGcre.com

**JACK HANSEN**  
480.214.9421  
Jack@RGcre.com

# FOR SALE

±133 ACRES IN THE HEART OF SOUTHWEST PHOENIX

## Site Information



The information contained herein has been obtained from sources we believe to be reliable, however, Rein & Grosseohme 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.

8767 E. Via de Ventura  
Suite 290  
Scottsdale, AZ 85258  
RGcre.com

**MAX SCHUMACHER**, SIOR  
480.214.9403  
Max@RGcre.com

**PATRICK SHEEHAN**, SIOR  
480.214.9405  
Patrick@RGcre.com

**JACK HANSEN**  
480.214.9421  
Jack@RGcre.com