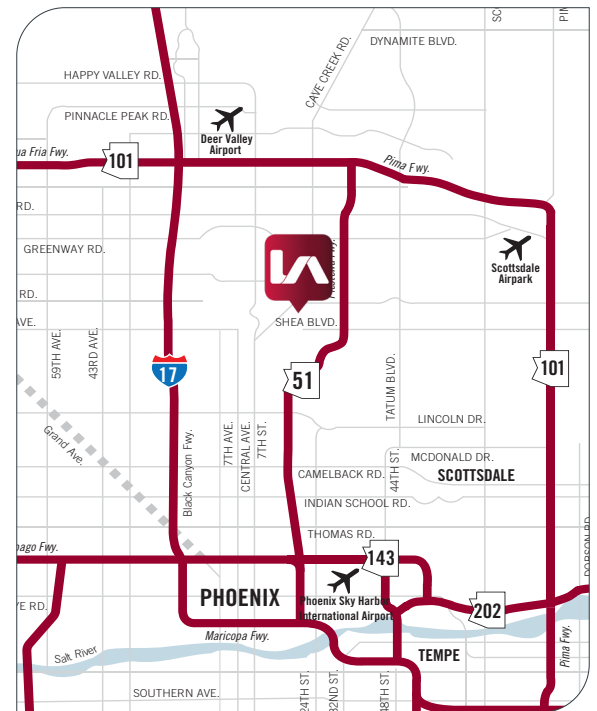


11039 N CAVE CREEK ROAD
PHOENIX, AZ 85020



PROPERTY OVERVIEW

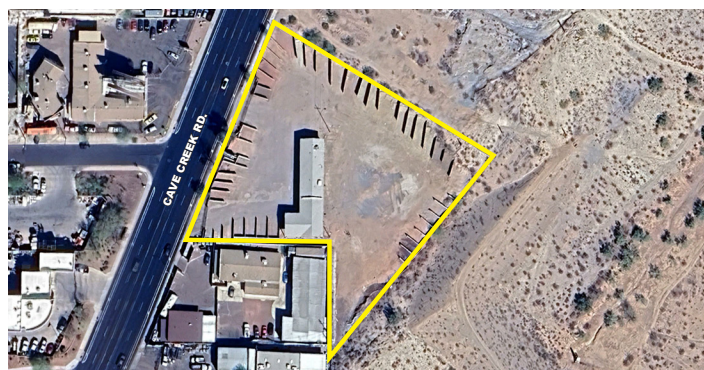
BUILDING SIZE:	± 2,342 SF
LOT SIZE:	± 1.9 Acres
APN:	159-21-047C; 166-23-002L
ZONING:	C-3
FEATURES:	Secure Fenced Yard Ground Level Loading 2.5 miles from Cactus Rd & SR-51 Ideal Contractor Yard/ IOS
SUBLEASE EXPIRATION:	September 30, 2035 Will Consider Shorter Options
LEASE RATE:	\$10,000/mo NNN



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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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