

# BUILDING WITH GATED YARD FOR SALE & LEASE

±14,990 SF INDUSTRIAL W/ ±25,000 SF YARD

**\$12.00**/SF/YR NNN  
LEASE RATE

**CONTACT BROKER**  
SALE PRICE

1410 E VAN BUREN ST | PHOENIX, AZ 85006



## PROPERTY DETAILS

- ±14,990 SF Total Building Size
- Single-Tenant Building
- Zoned C-3
- APN: 116-18-087, 088
- ±25,000 SF Gated Yard
- Built in 1970
- Landlord will install requested cooling
- **Sale Price: Contact Broker**
- **Lease Rate: \$16.00/sf/yr NNN**

contact :



**Brandon Koplin**  
D 480.214.1103  
M 602.373.4717  
bkoplin@cpiaz.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

04.06.26



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CRPAC

2323 W. University Dr. Tempe, AZ 85281  
8777 N. Gainey Center Dr. Ste 245, Scottsdale, AZ 85258  
480.966.2301 | WWW.CPIAZ.COM

# 3-STORY OFFICE BUILDING FOR SALE OR LEASE

1410 E VAN BUREN | PHOENIX, AZ



## PROPERTY HIGHLIGHTS

### Strategic Downtown Phoenix Location

Centrally located in Downtown Phoenix with prominent Van Buren Street frontage, the property benefits from exceptional visibility and accessibility within one of the city's most active urban corridors. The location offers convenient access to major freeways and is surrounded by a dense mix of retail, dining, and entertainment amenities, as well as nearby employment and residential growth that continues to drive demand in the area.

### Flexible Industrial / Yard Opportunity

The property features a  $\pm 14,990$  SF building situated on a site with an expansive  $\pm 25,000$  SF yard, providing a rare combination of building and secured outdoor space in an urban setting. The Landlord is willing to install cooling to suit tenant needs, offering flexibility for a variety of industrial, service, or commercial users.

### Ideal Owner/User or Investment Opportunity

Available for both sale or lease, this property presents a compelling opportunity for an owner/user seeking to establish a presence in the urban core or an investor looking to capitalize on strong downtown demand. The versatile layout and yard component make it well suited for contractors, service providers, or businesses requiring both office/warehouse functionality and outdoor storage.

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. 04.06.26



**Brandon Koplin**  
D 480.214.1103  
M 602.373.4717  
bkoplin@cpiaz.com



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CONFAC

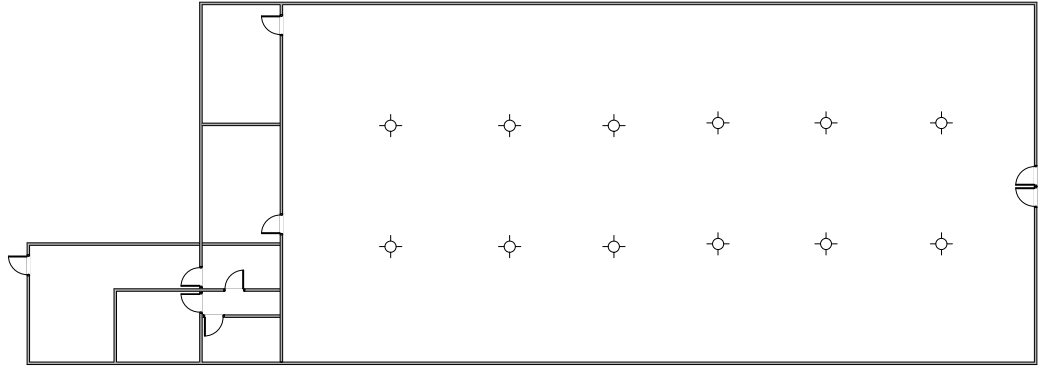
2323 W. University Dr. Tempe, AZ 85281  
8777 N. Gainey Center Dr. Ste 245, Scottsdale, AZ 85258  
480.966.2301 | WWW.CPIAZ.COM

# SINGLE TENANT BUILDING WITH GATED YARD FOR LEASE

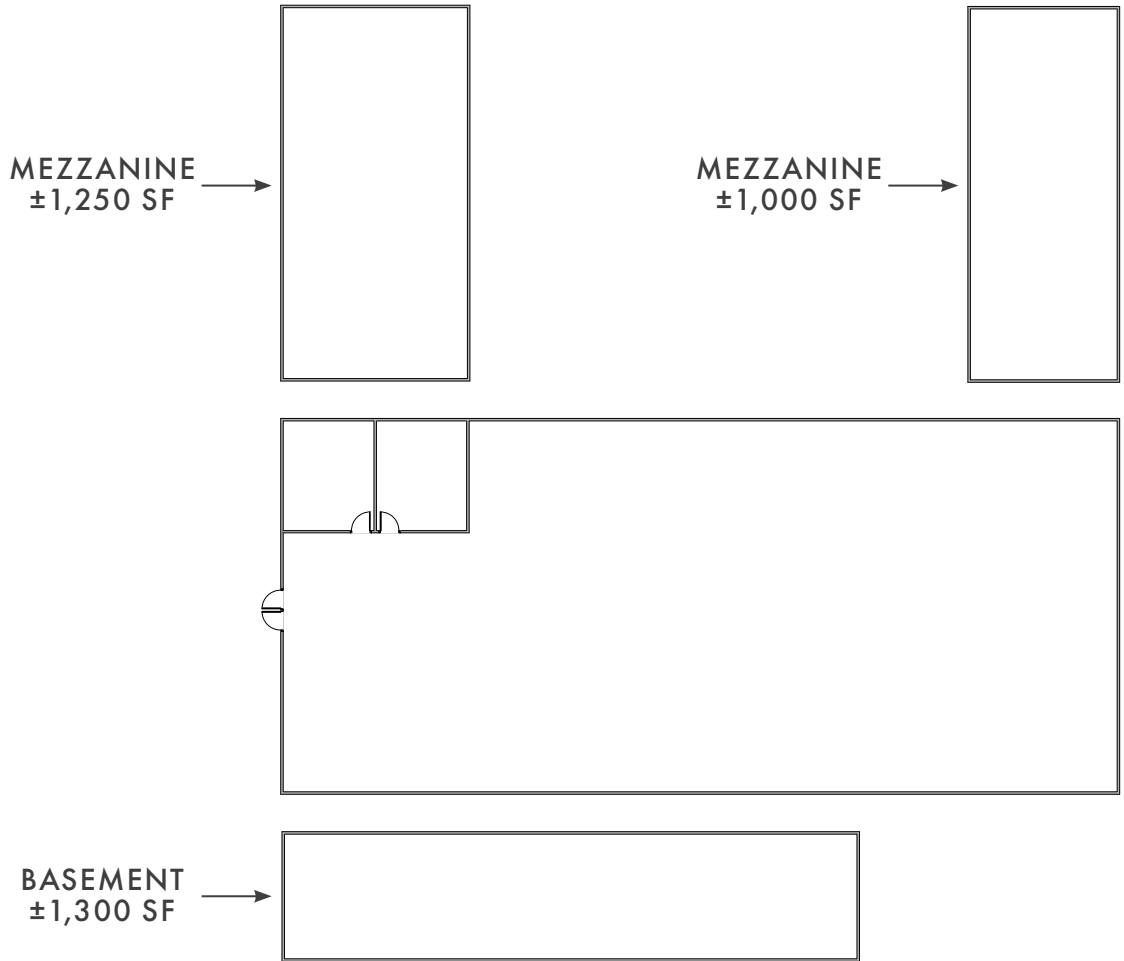
1410 E VAN BUREN ST | PHOENIX, AZ

## FLOOR PLAN

### SUITE 1410



### SUITE 1414



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. 04.06.26



**Brandon Koplin**  
D 480.214.1103  
M 602.373.4717  
bkoplin@cpiaz.com



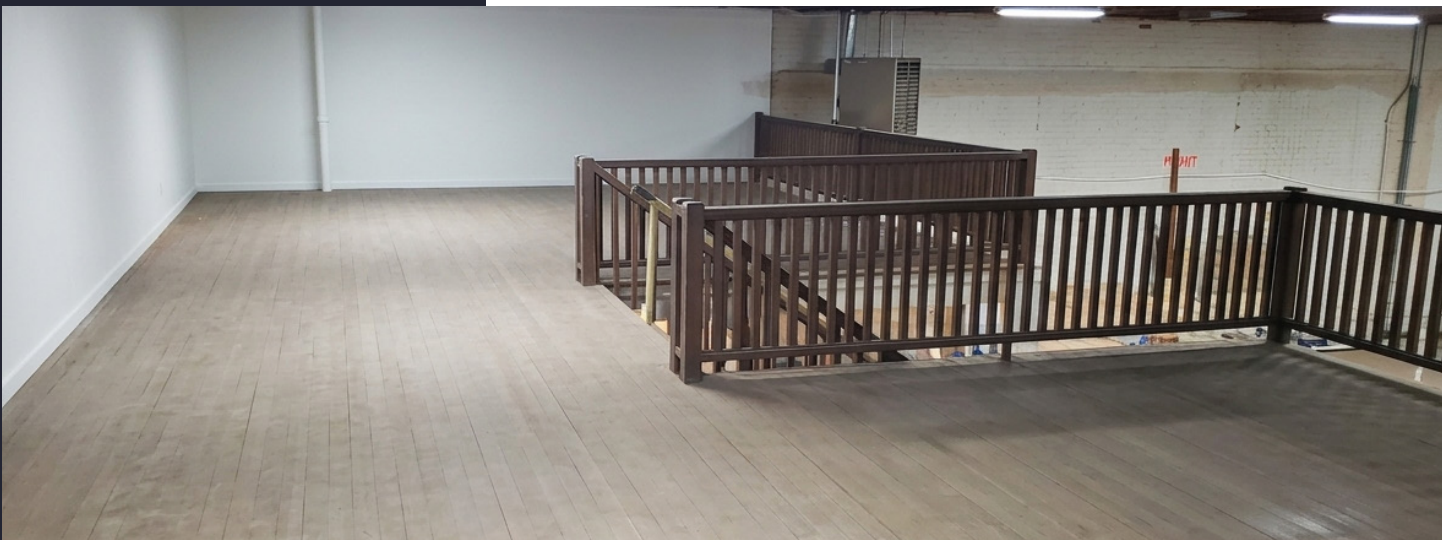
**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. 

2323 W. University Dr. Tempe, AZ 85281  
8777 N. Gainey Center Dr. Ste 245, Scottsdale, AZ 85258  
480.966.2301 | WWW.CPIAZ.COM

# SINGLE TENANT BUILDING WITH GATED YARD FOR LEASE

1410 E VAN BUREN ST | PHOENIX, AZ



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. 04.06.26



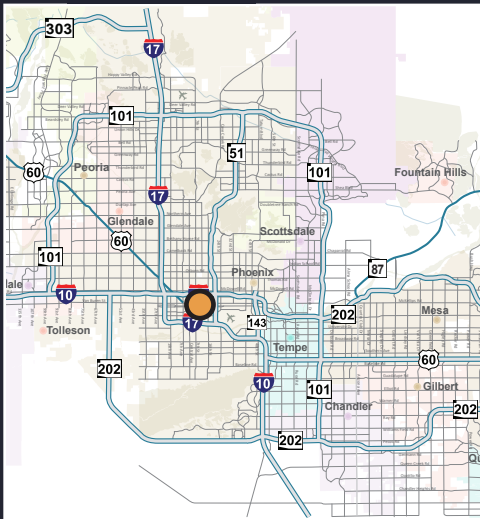
**Brandon Koplin**  
D 480.214.1103  
M 602.373.4717  
bkoplin@cpiaz.com



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CONFAC

2323 W. University Dr. Tempe, AZ 85281  
8777 N. Gainey Center Dr. Ste 245, Scottsdale, AZ 85258  
480.966.2301 | WWW.CPIAZ.COM



**contact:**



**Brandon Koplin**  
 D 480.214.1103  
 M 602.373.4717  
 bkoplin@cpiplaz.com

