



**±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  
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**JACK HANSEN**  
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## Rent Roll

TENANT	PARCEL	ACRES OCCUPIED	RENT/MONTH NNN	ANNUAL INCREASES	LEASE EXPIRES
Prinsco	2A	5.00	\$27,500	3%	12/31/2030
FNS	2B/5	10	\$65,000	-	12/31/2026
TKO	3	7.46	\$26,110	-	04/30/2026
Enclos	6B	3.5	\$17,500	-	07/31/2026
Rio Salado Materials Group	Portion of Pit	12.00	\$18,000	-	Month to Month
Riddle Construction	8	2.71	\$10,000	-	03/21/2026
WYCO	9	2.00	\$8,480	-	01/31/2026
Summit Line Construction	10	3.04	\$15,200	-	09/30/2026
<b>TOTALS</b>		<b>45.73</b>	<b>\$187,790</b>		



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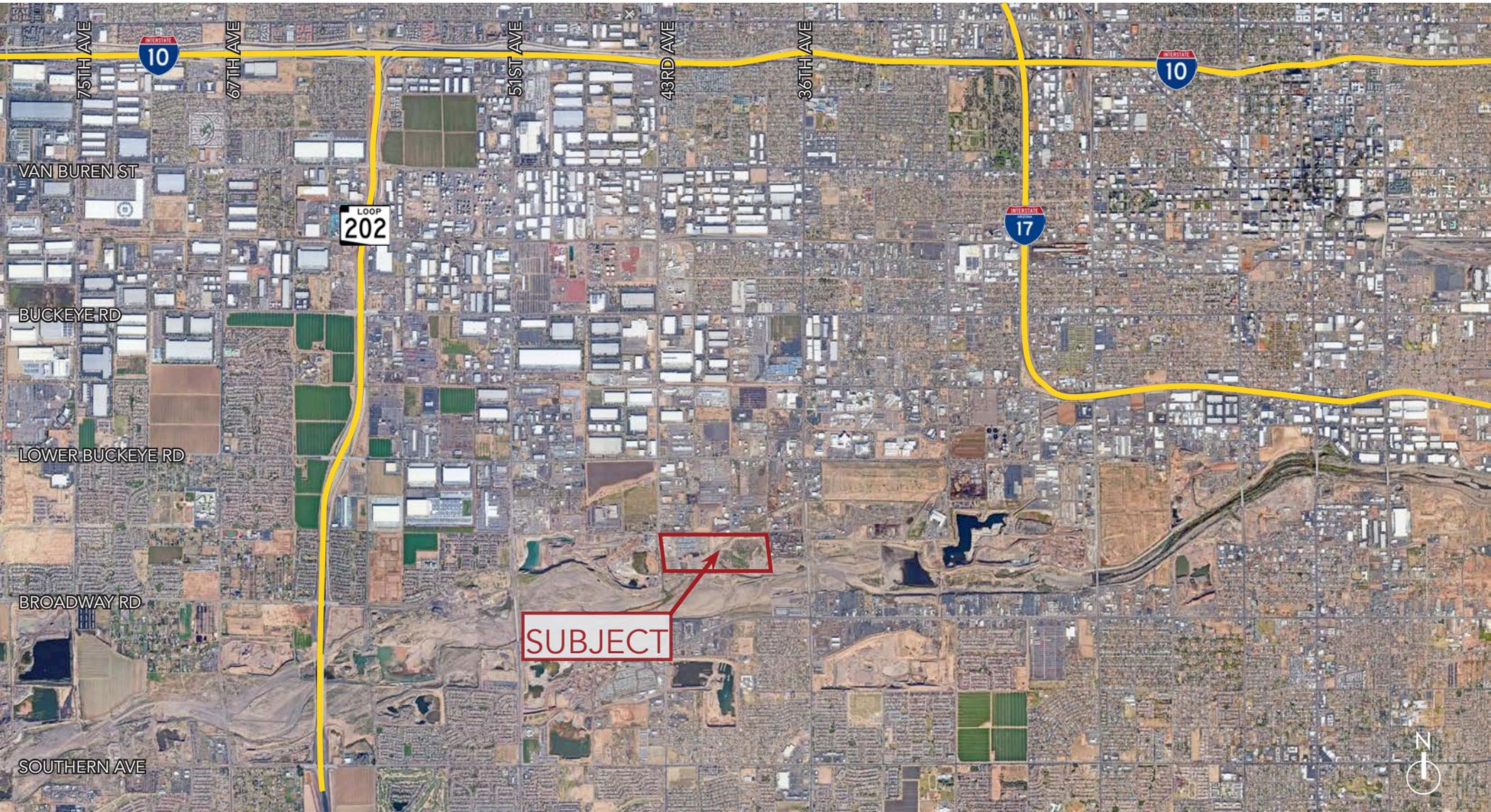
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The information contained herein has been obtained from sources we believe to be reliable, however, Rein & Grosseohme and its agents have not conducted any investigation regarding these matters and make no warranty or representation expressed or implied 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.

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