



**\$14,000/MONTH
MODIFIED GROSS**

**4239 NORTH 40TH AVENUE
PHOENIX ARIZONA, 85019**

NICK DEPAUL +

Partner/Designated Broker

(480) 414-3818

Nick@basiscommercial.com

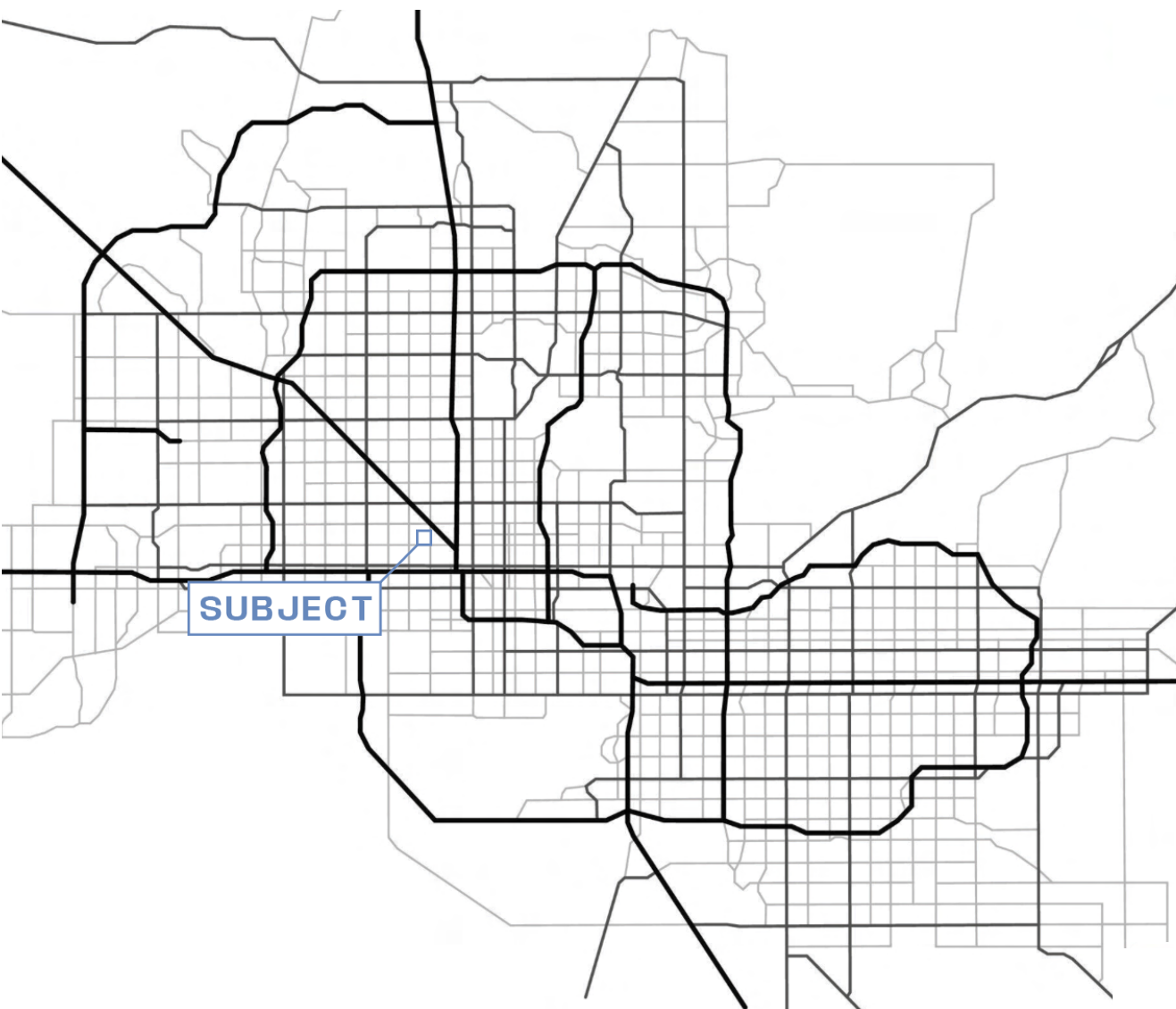
PRESTON BRIMHALL

Partner

(602) 619-9350

Preston@basiscommercial.com





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PROPERTY DETAILS

- +/- 14' Clear Height
- Gated Yard
- Grade Level Loading
- Double Truckwell
- Walk-In Cooler & Freezer Space
- 1,000 Amps 120/208V Power
- Heavy Zoning

PROPERTY OVERVIEW

±12,992

Total SF

±0.59 ACRES

Site Size

A-2

City of Phoenix Zoning

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