

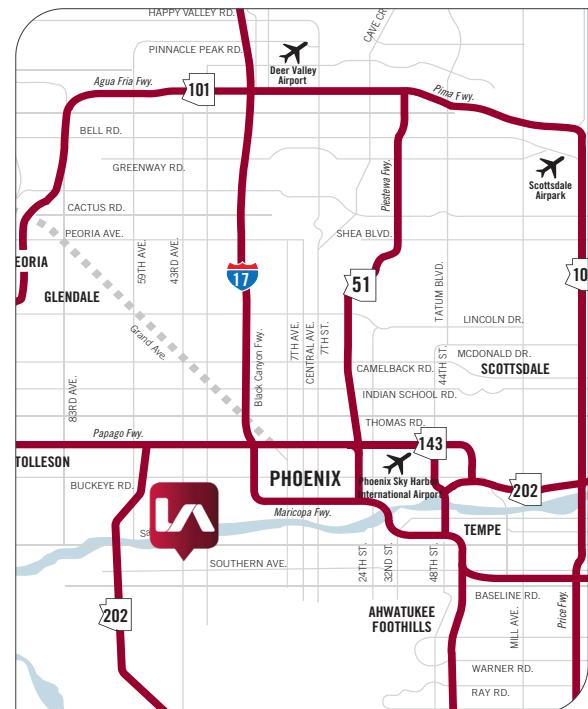
5251 S 43RD AVENUE
PHOENIX, AZ 85041

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



PROPERTY OVERVIEW

SITE IMPROVEMENTS:	± 4,500 SF
LOT SIZE:	± 4.75 Acres
LOT DIMENSIONS:	784' x 264'
APN:	105-69-017L
TAXES:	\$2,400 (2024)
FEATURES:	<p>Fenced Yard</p> <p>Proximity to Loop 202 By Pass</p> <p>Drive Through Shop</p> <p>Ideal Contractor Yard</p>
AVAILABILITY:	March 1, 2025
OTHER:	Owner/Agent
LEASE RATE:	\$24,000/mo NNN

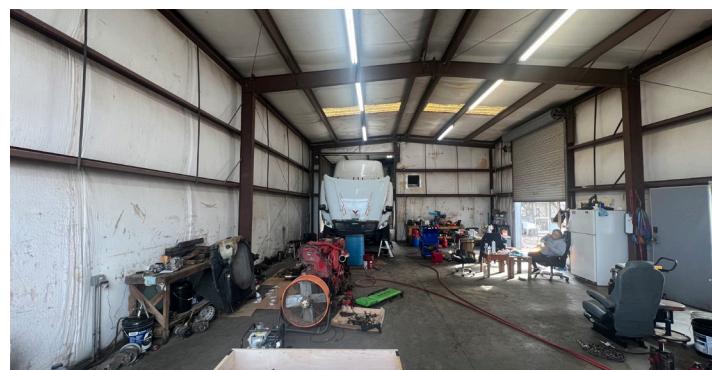


Pete Batschelet, SIOR
pbatschelet@leearizona.com
D 602.912.3522

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.

5251 S 43RD AVENUE
PHOENIX, AZ 85041

LA LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



Pete Batschelet, SIOR
pbatschelet@leearizona.com
D 602.912.3522

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.