

3650 N 40TH AVE | PHOENIX, AZ 85019
INVESTMENT/SALE OPPORTUNITY
WAREHOUSE AVAILABLE FOR SALE



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CDRAC

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpi.az.com

NEWMARK

MOUNTAIN WEST



\$5,250,000.00 (225.48/SF)
SALE PRICE

6.57%
CAP RATE

For More Information, Please Contact:

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Jeffery Sorenson

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Property Summary

Address	3650 N 40th Ave Phoenix, AZ 85019
Property Type	Industrial/Flex Warehouse Space
Building Size	±24,582 SF
Lot Size	±46,609 SF
Parcel #	107-21-070A
Frontage	40th Ave
Cap Rate	6.57%
Sale Price	\$5,250,000.00 (\$225.48/SF)



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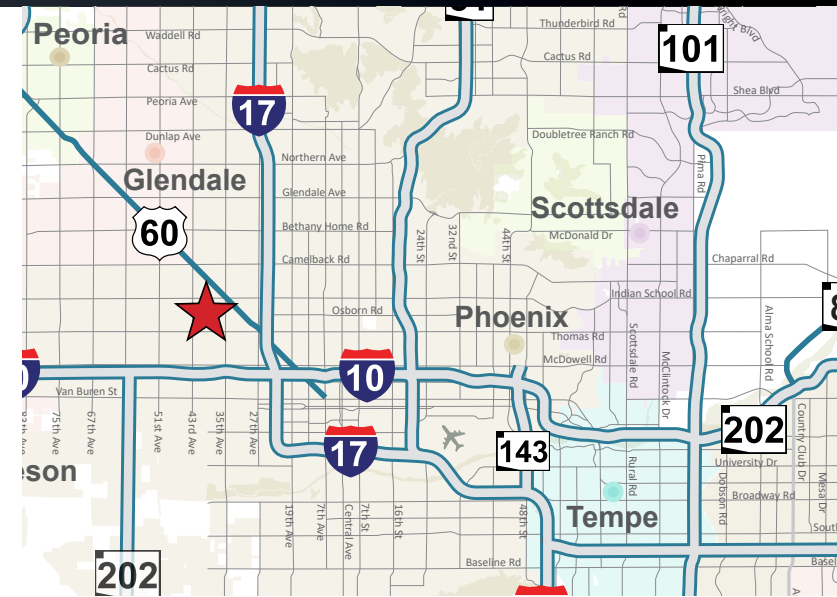
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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about 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. 05 07 26







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