

CONTRACTOR YARD AVAILABLE FOR SUBLEASE

±3,200 SF Structure on ±0.80 AC of Land | 3907 E Superior Ave | Phoenix, AZ 85040



30-DAY NOTICE FOR OCCUPANCY

Austin Escobedo

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NAIHorizon

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 subject 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.

2944 N 44th St, Suite 200 Phoenix, AZ 85018
602 955 4000 | naihorizon.com

Property Information

Property Location:	3907 E Superior Ave Phoenix, AZ 85040
Sublease Rate:	\$11,000 GROSS/Month
Size:	±3,200 SF Structure on ±0.80 AC of Land
Primary Use:	Industrial
Zoning:	I-1
Water:	City of Phoenix
Parcel #:	122-06-030
Sublease Expiration:	June 30, 2030

Property Features

- Functional improvements include a ±600 SF mobile office and ±2,600 SF covered canopy area
- Automatic gated entry provides secure and convenient site access
- Heavy power for metal shade canopy with 400 amps, 120/208-volt, 3-phase electrical service*
- Strategic infill Phoenix location near the intersection of 40th Street and University Drive
- Ideal for contractors, equipment storage, fleet parking, and industrial outdoor storage operations
- Rare IOS opportunity combining secured yard area with on-site office and covered workspace

* Power to be determined by Sublessee



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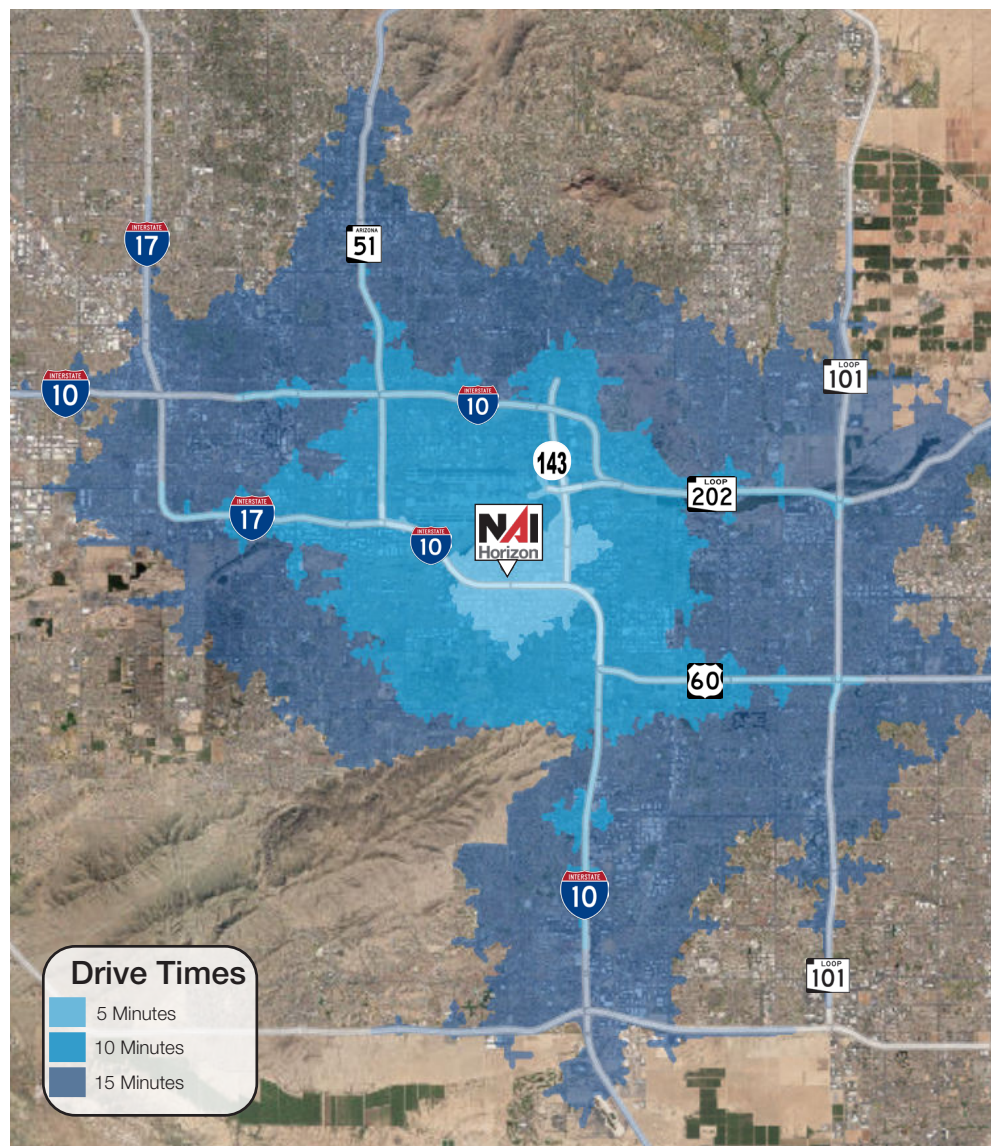
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Aerial Photo & Drive-time Map



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Photos



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Aerial Map



26-04-014

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