

Vacant Commercial Land for LEASE

Located just east of Central Ave on Baseline Rd.
21,911 sf of improved vacant land; Zoned C-2
Lease Rate: \$5,500/month NNN

Rob Ryan
602.828.1589
RobRyanAZ@gmail.com



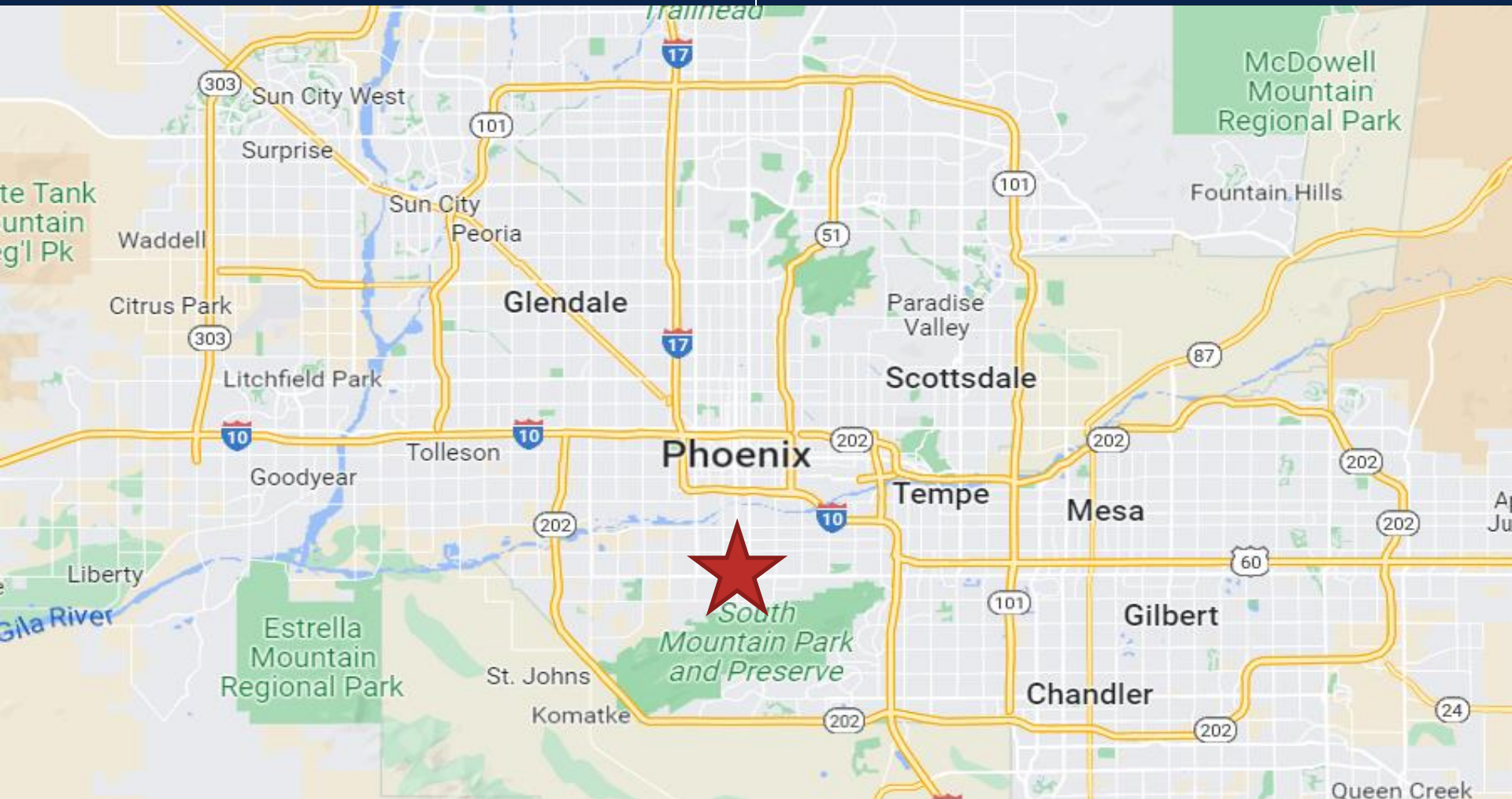
All information furnished regarding this property for sale or lease is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or withdrawal without notice. No liability of any kind is to be imposed on the broker or agent herein.



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DESCRIPTION:

- Great location for drive-through retail user, retail store or medical office.
- Adjacent to future “end-of-line” light rail station (estimated completion 2024).
- Traffic on Baseline Rd is 42,620 VPD.
- Site is 150 ft wide x 138 ft deep (21,911 sf).
- Land is fully improved, utilities to site.
- Land is zoned C-2, no impact fees.
- APNs – 300-42-003 and 300-42-004
- 2023 Taxes = \$3,533

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Commercial

REAL ESTATE ADVISORS



COMMERCIAL LAND FOR LEASE | \$5,500/mo. | By ROB RYAN
21,911 sf of Fully Improved Vacant Commercial Land – Zoned C-2
Baseline Rd and S Central Ave | Phoenix, AZ