

VALLEY COMMERCE CENTER

4828 S 40TH ST, PHOENIX, AZ 85040

INDUSTRIAL BUILDING FOR SALE/LEASE



THE LEROY
BREINHOLT
TEAM

KELLI JELINEK
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D 480.214.1105
M 480.299.5964
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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

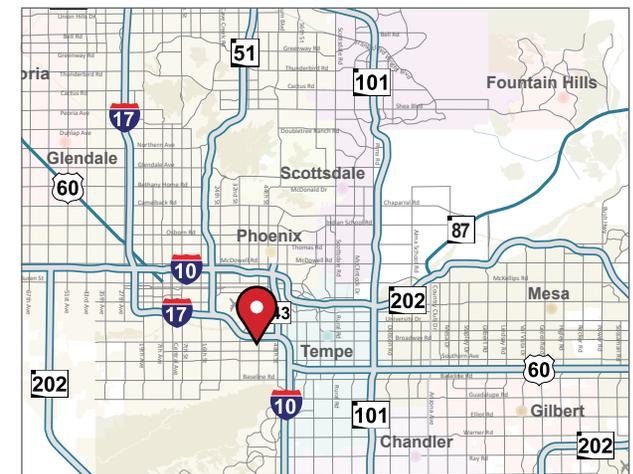
TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

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.

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PROPERTY FEATURES

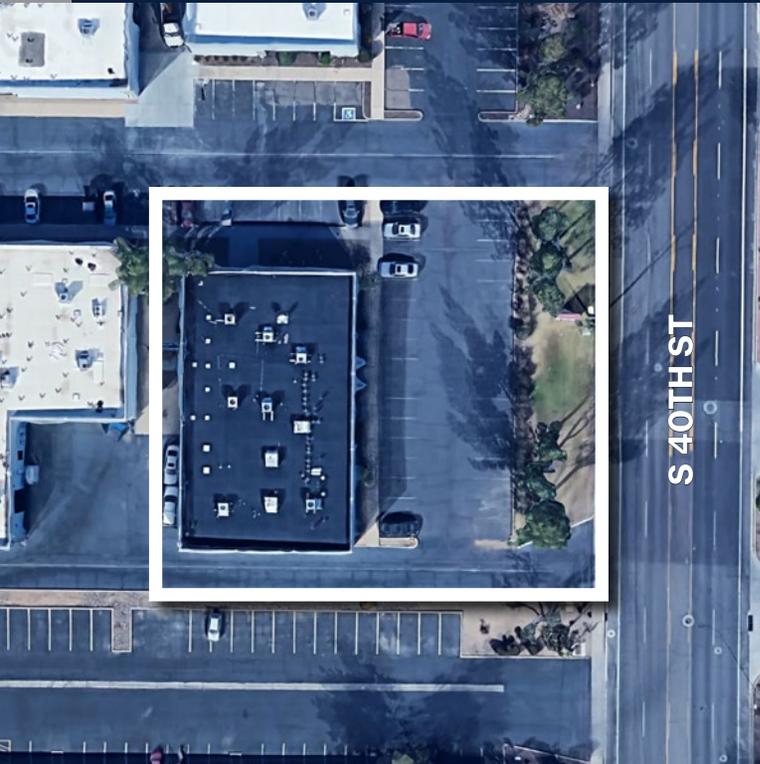
- 8,341 SF - Freestanding Industrial Building
- Fully Sprinklered Building
- Fully Air Conditioned
- 16' Clear Height
- 2 Grade Level Doors
- Common Truck Well
- Fenced Yard
- Close to Sky Harbor International Airport and Full Diamond Interchange at 40th St and I-10



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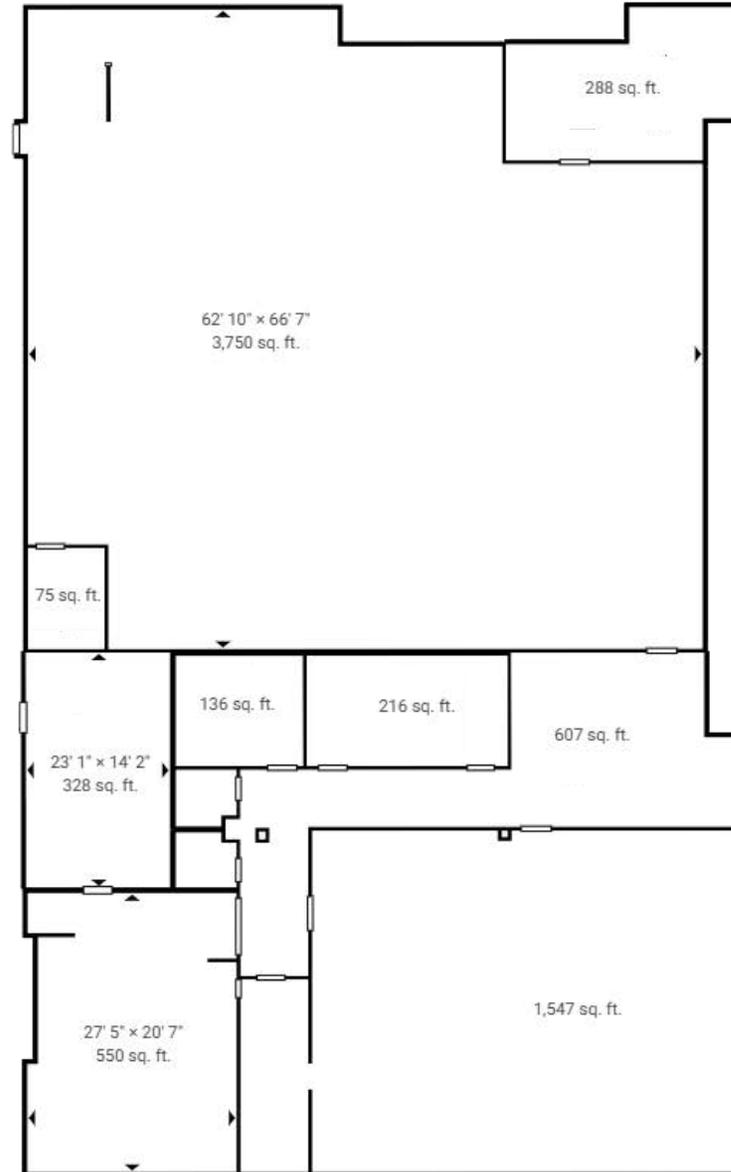
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VALLEYWISE HEALTH
MEDICAL CENTER

MCDOWELL RD

PAPAGO GOLF
COURSE

phoenix200
LEARN MORE ABOUT US

TEMPE
MARKETPLACE

PHX
PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT

ARIZONA
143

LOOP
202

INTERSTATE
10

SITE

W UNIVERSITY DR

ASU Arizona State
University

LOOP
101

W BROADWAY RD

Walmart
Save money. Live better.

RAVEN GOLF
COURSE

ARIZONA MILLS
SHOPPING MALL

60

W SOUTHERN AVE

E BASELINE RD