

**±1.28 ACRE YARD WITH ±7,000 SF OFFICE/SHOP FOR SALE**  
3244 S. 40th St.  
Phoenix, AZ

**FOR SALE**

**\$1,075,000**

±1.28 Acre Parcel

±7,000 SF Shop/Office

Zoned A-1, Light Industrial

Frontage on 40th St

1/4 Mile to Full Diamond  
Interchange at I-10 and 40th St  
and Proximity to Two Additional  
Full Diamond Interchanges

Ingress/Egress on 40th St and  
Superior Ave

Two (2) 14'x10' Grade Level Doors

Property is on Septic

Located in Opportunity Zone



8767 E. Via de Ventura  
Suite 290  
Scottsdale, AZ 85258  
RGcre.com

**MAX SCHUMACHER**

480.214.9403  
Max@RGcre.com

**PATRICK SHEEHAN**

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REIN & GROSSEHME  
COMMERCIAL REAL ESTATE

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