



**± 9.83 ACRE YARD FOR SALE OR FOR LEASE**  
NEC of Grand Ave & Osborn Rd  
Phoenix, AZ



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

**MAX SCHUMACHER**  
480.214.9403  
Max@RGcre.com

**PATRICK SHEEHAN**  
480.214.9405  
Patrick@RGcre.com



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## Site Information

NEC of Grand Ave & Osborn Rd  
Phoenix, AZ

## FEATURES

- ±9.83 Acres
- Zoned A-1 (Light Industrial), City of Phoenix
- Fully Fenced and Secured
- ±500 SF Modular Office
- Multiple Points of Ingress/Egress
- Frontage on Grand Ave (US-60)
- Zoning Allows for Outside Storage
- APNs: 108-04-009, 108-04-020B, 108-04-023S, 108-04-010A
- Owner Will Consider a Build to Suit
- Landlord Willing to Demise



The information contained herein has been obtained from sources we believe to be reliable, however, Rein & Grossehme and its agents have not conducted any investigation regarding these matters and make no warranty or representation expressed or implied regarding the accuracy or completeness of the information. Interested parties need to verify any information that is critical to their decision process and bear all risk for inaccuracies. References to square footage or age are approximate.

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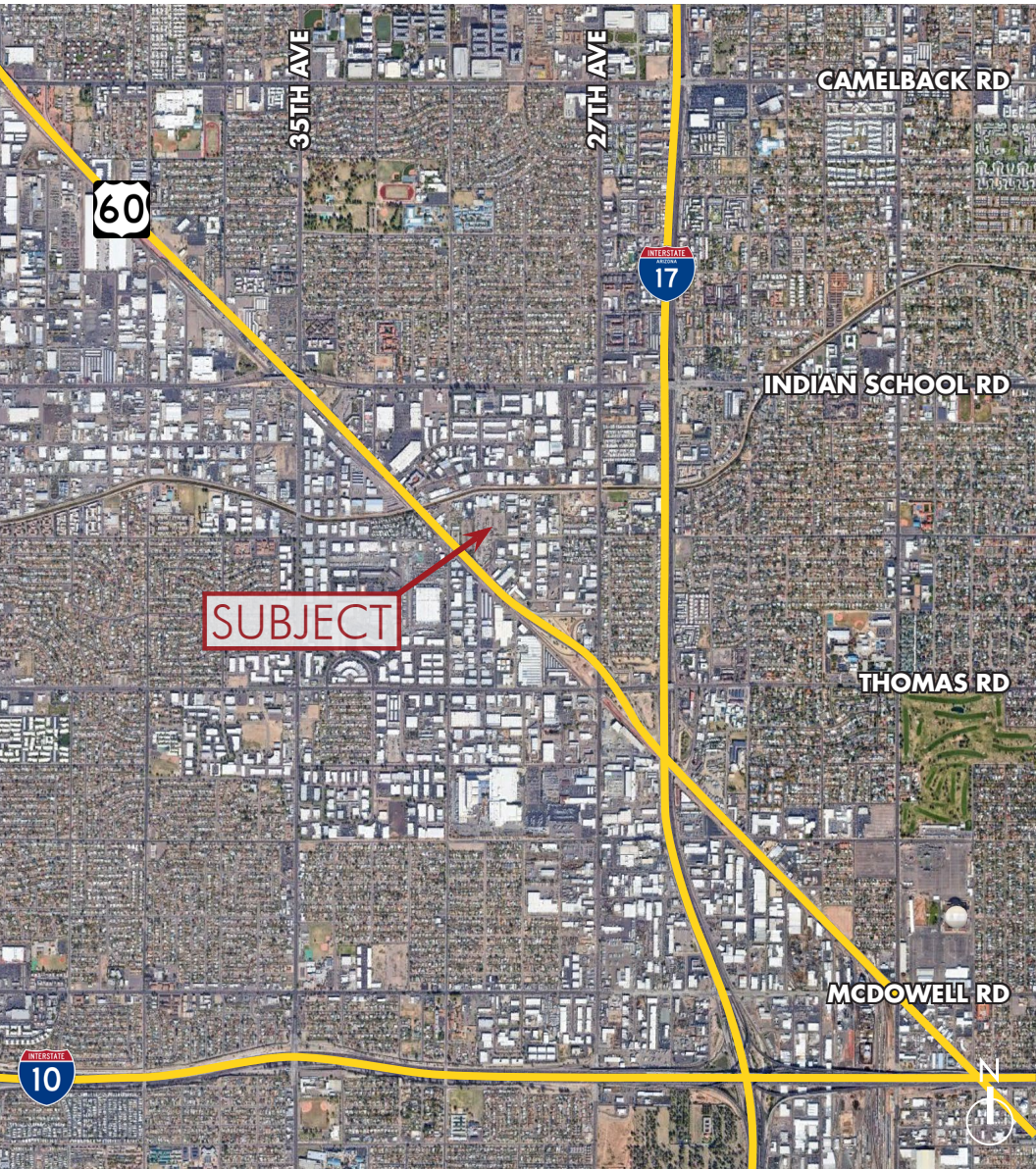


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Location Maps

**R&G**  
REIN & GROSSEHMME  
COMMERCIAL REAL ESTATE



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