

**±13,000 SF CANOPY STRUCTURES ON
±5.22 ACRES OF LAND**
4022 - 4024 W Broadway Rd, Phoenix, AZ

PROPERTY INFO:

- Zoned IND-2, Maricopa County
- 14' – 16' Clear Height
- \$4,250,000



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

PATRICK SHEEHAN
480.214.9405
Patrick@RGcre.com

MAX SCHUMACHER
480.214.9403
Max@RGcre.com

FOR SALE

±13,000 SF CANOPY STRUCTURES ON ±5.22 ACRES OF LAND

Site Information

4022 - 4024 W Broadway Rd
Phoenix, AZ

FEATURES

- ±9,000 SF Shop/Canopy (West)
- ±4,000 SF Shop/Canopy (East)
- Site Fully Fenced
- 800 Amp 277/480V Service (SRP)
- Zoned IND-2, Maricopa County
- Property on City of Phoenix Sewer
- Private Well Water
- Camera System
- Lighting Throughout
- Current Tenants on Month to Month Leases
- 2021 Property Taxes: \$15,231.22
- APN 105-69-008-R
- Proximity to 3 Major Freeways (I-10; I-17; Loop 202)



The information contained herein has been obtained from sources we believe to be reliable, however, Rein & Grosseohme 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.

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

PATRICK SHEEHAN
480.214.9405
Patrick@RGcre.com

MAX SCHUMACHER
480.214.9403
Max@RGcre.com

FOR SALE

±13,000 SF CANOPY STRUCTURES ON ±5.22 ACRES OF LAND

Property Photos

R&G
REIN & GROSSEHME
COMMERCIAL REAL ESTATE



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

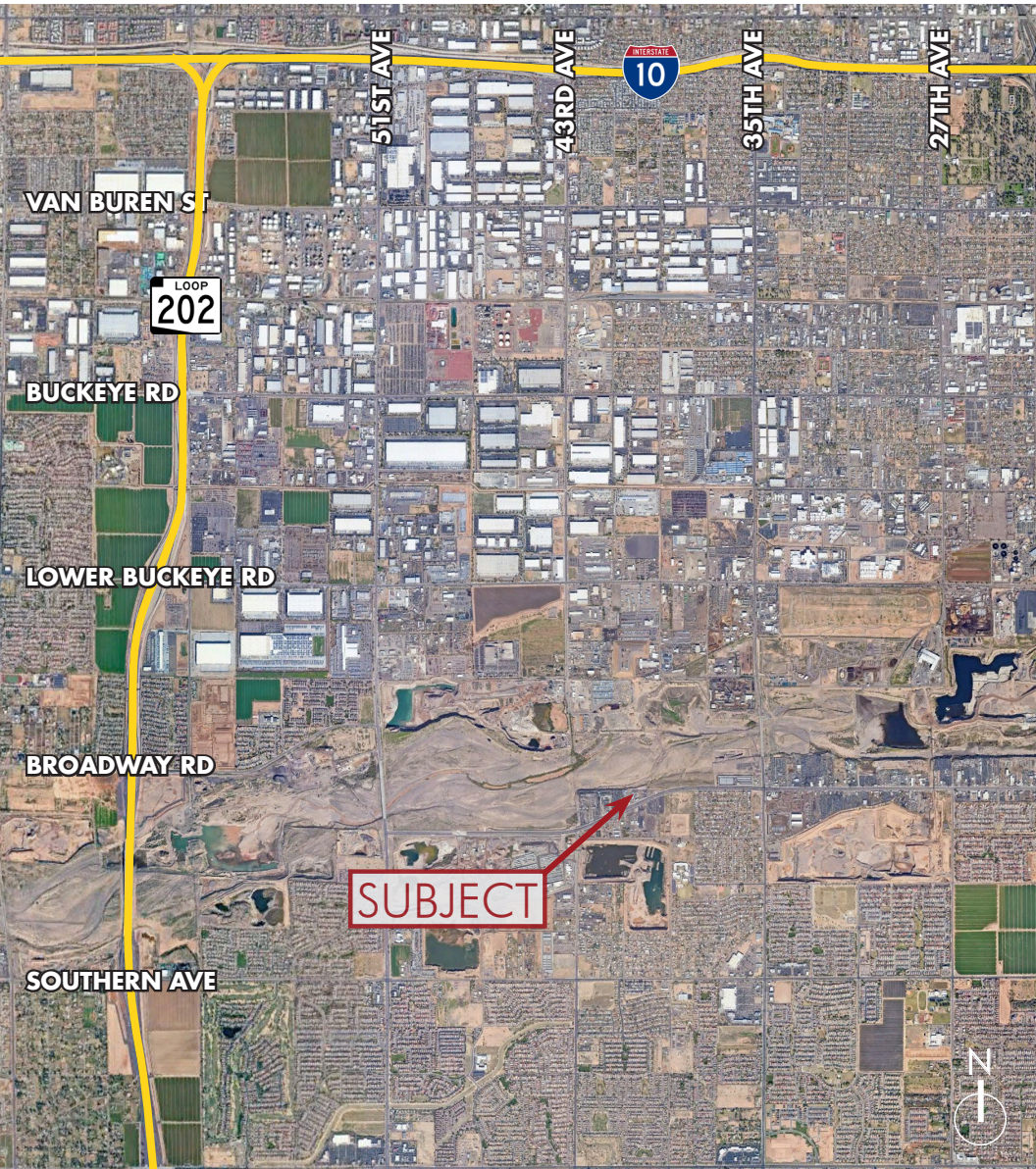
PATRICK SHEEHAN
480.214.9405
Patrick@RGcre.com

MAX SCHUMACHER
480.214.9403
Max@RGcre.com

FOR SALE

±13,000 SF CANOPY STRUCTURES ON ±5.22 ACRES OF LAND

Location Maps



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

PATRICK SHEEHAN
480.214.9405
Patrick@RGcre.com

MAX SCHUMACHER
480.214.9403
Max@RGcre.com