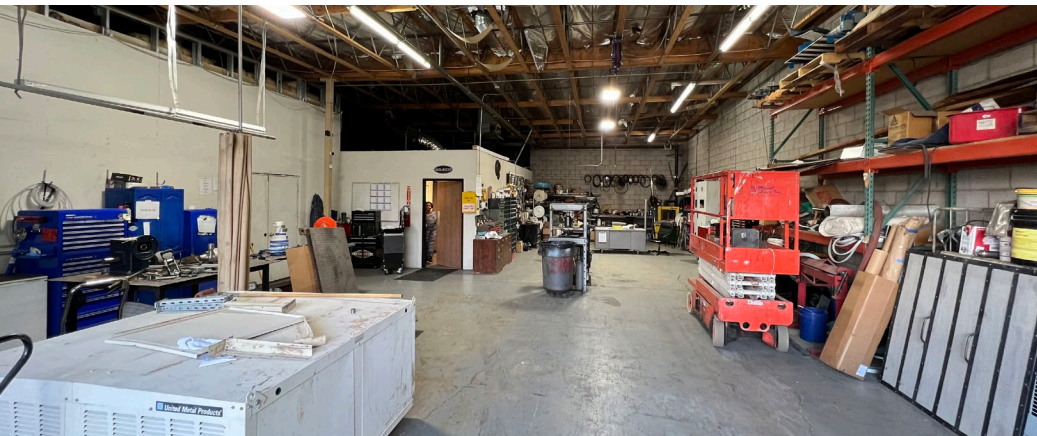


4 FREESTANDING INDUSTRIAL BUILDINGS WITH YARDS

2926 W Virginia Ave, Phoenix, AZ 85009 | 2940 W Virginia Ave, Phoenix, AZ 85009
2939 W Windsor Ave, Phoenix, AZ 85009 | 3020 W Windsor Ave, Phoenix, AZ 85009

- PROPERTY INFO:
- Totaling 40,492 SF
 - ±2.3 Acres
 - Owner/User Opportunity



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

MAX SCHUMACHER
480.214.9403
Max@RGcre.com

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FOR SALE

4 FREESTANDING INDUSTRIAL BUILDINGS WITH YARDS

Site Information

R&G
REIN & GROSSEHME
COMMERCIAL REAL ESTATE



- » All Buildings Feature Secured and Fenced Yards
- » Zoned A-2 (Heavy Industrial), City of Phoenix
- » APN #s 108-32-034C, 108-32-034D, 108-32-032, 108-32-004E

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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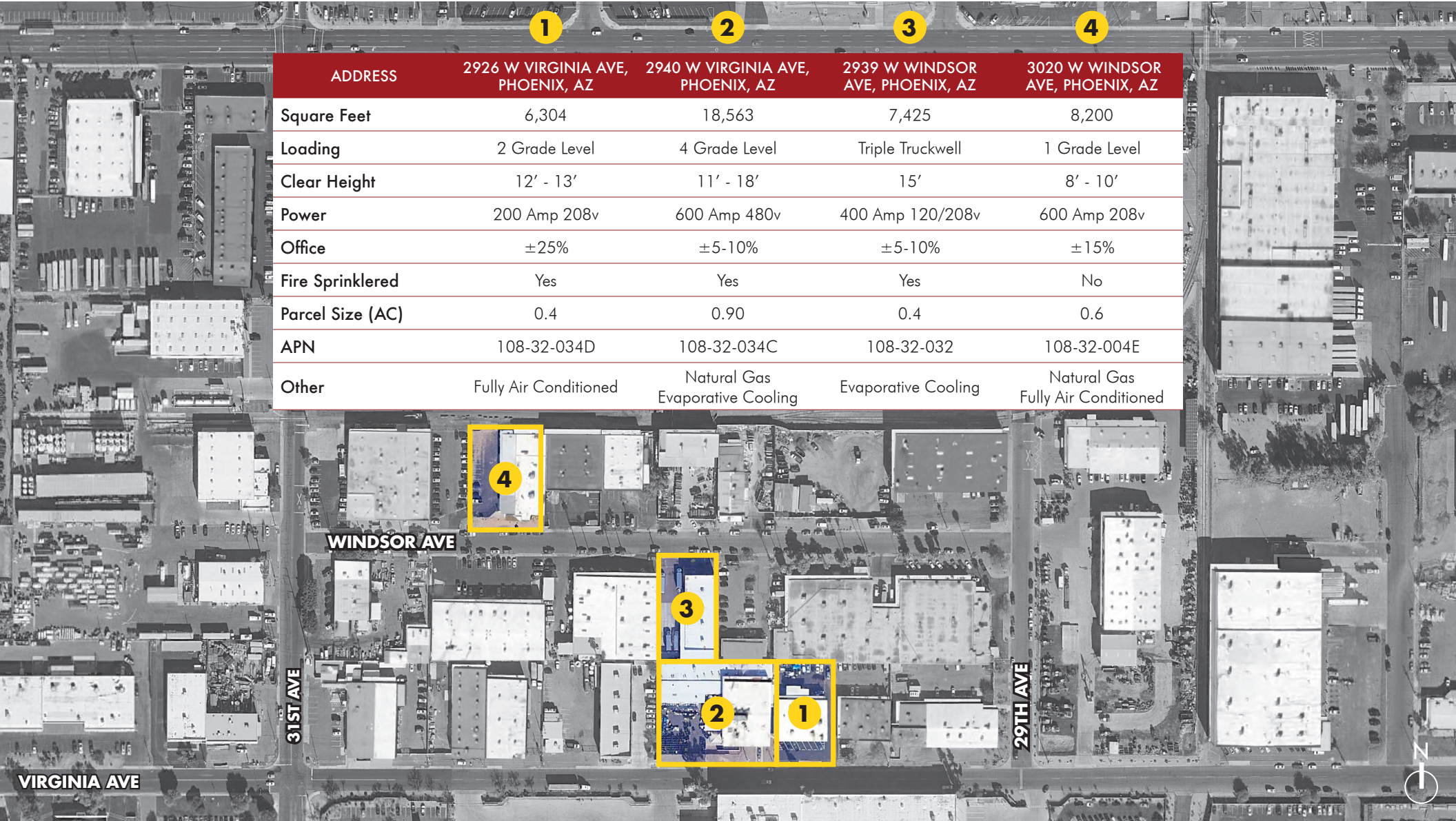
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4 FREESTANDING INDUSTRIAL BUILDINGS WITH YARDS

Portfolio Summary



ADDRESS	2926 W VIRGINIA AVE, PHOENIX, AZ	2940 W VIRGINIA AVE, PHOENIX, AZ	2939 W WINDSOR AVE, PHOENIX, AZ	3020 W WINDSOR AVE, PHOENIX, AZ
Square Feet	6,304	18,563	7,425	8,200
Loading	2 Grade Level	4 Grade Level	Triple Truckwell	1 Grade Level
Clear Height	12' - 13'	11' - 18'	15'	8' - 10'
Power	200 Amp 208v	600 Amp 480v	400 Amp 120/208v	600 Amp 208v
Office	±25%	±5-10%	±5-10%	±15%
Fire Sprinklered	Yes	Yes	Yes	No
Parcel Size (AC)	0.4	0.90	0.4	0.6
APN	108-32-034D	108-32-034C	108-32-032	108-32-004E
Other	Fully Air Conditioned	Natural Gas Evaporative Cooling	Evaporative Cooling	Natural Gas Fully Air Conditioned

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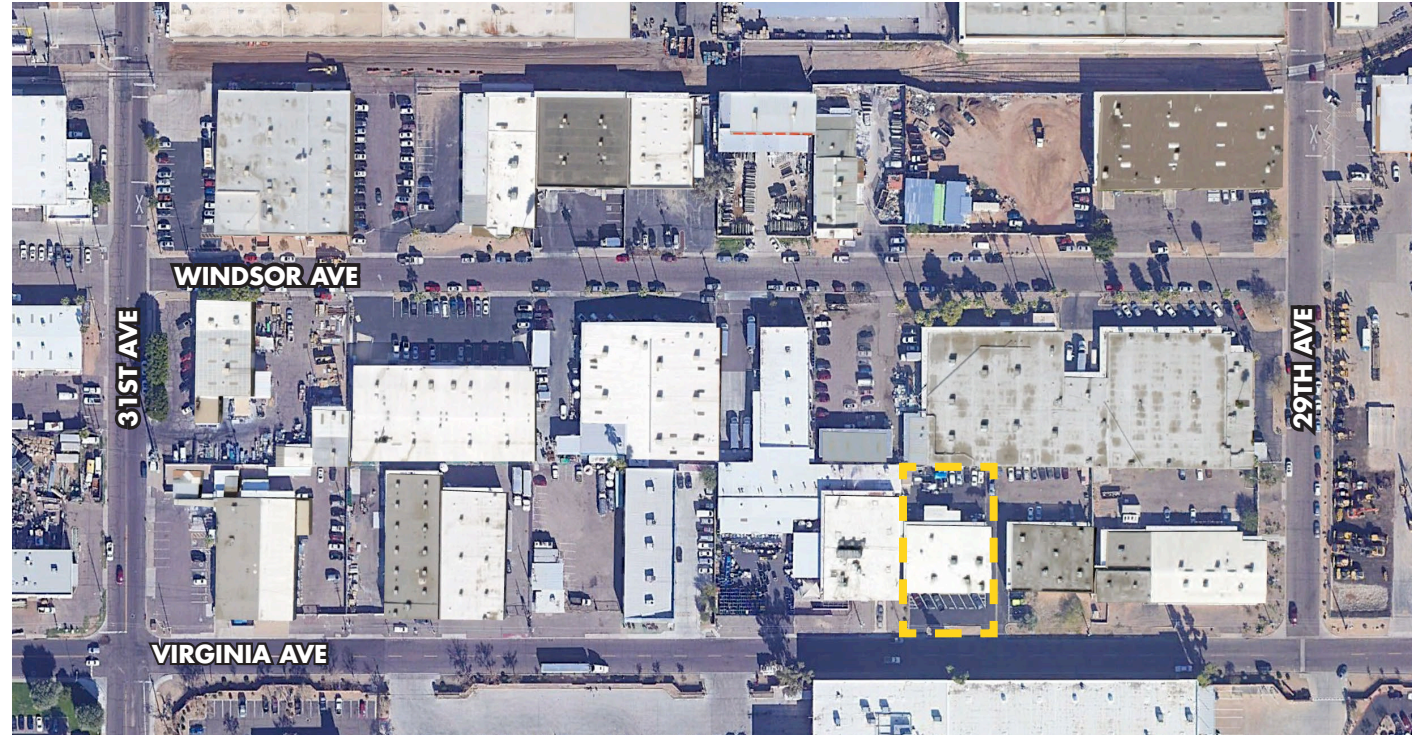
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FREESTANDING INDUSTRIAL BUILDING WITH YARD
2926 W Virginia Ave, Phoenix, AZ

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COMMERCIAL REAL ESTATE

APN: 108-32-034D

- 6,304 SF
- 2 Grade Level Doors
- 12' - 13' Clear Height
- 200 Amp 208v Power
- ±25% Office
- Fire Sprinklered
- 0.4 Acres
- APN: 108-32-034D
- Fully Air Conditioned



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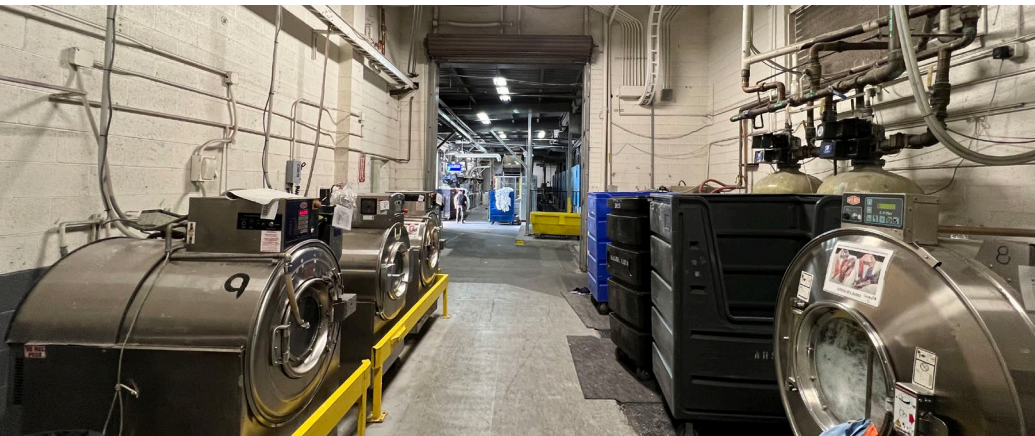
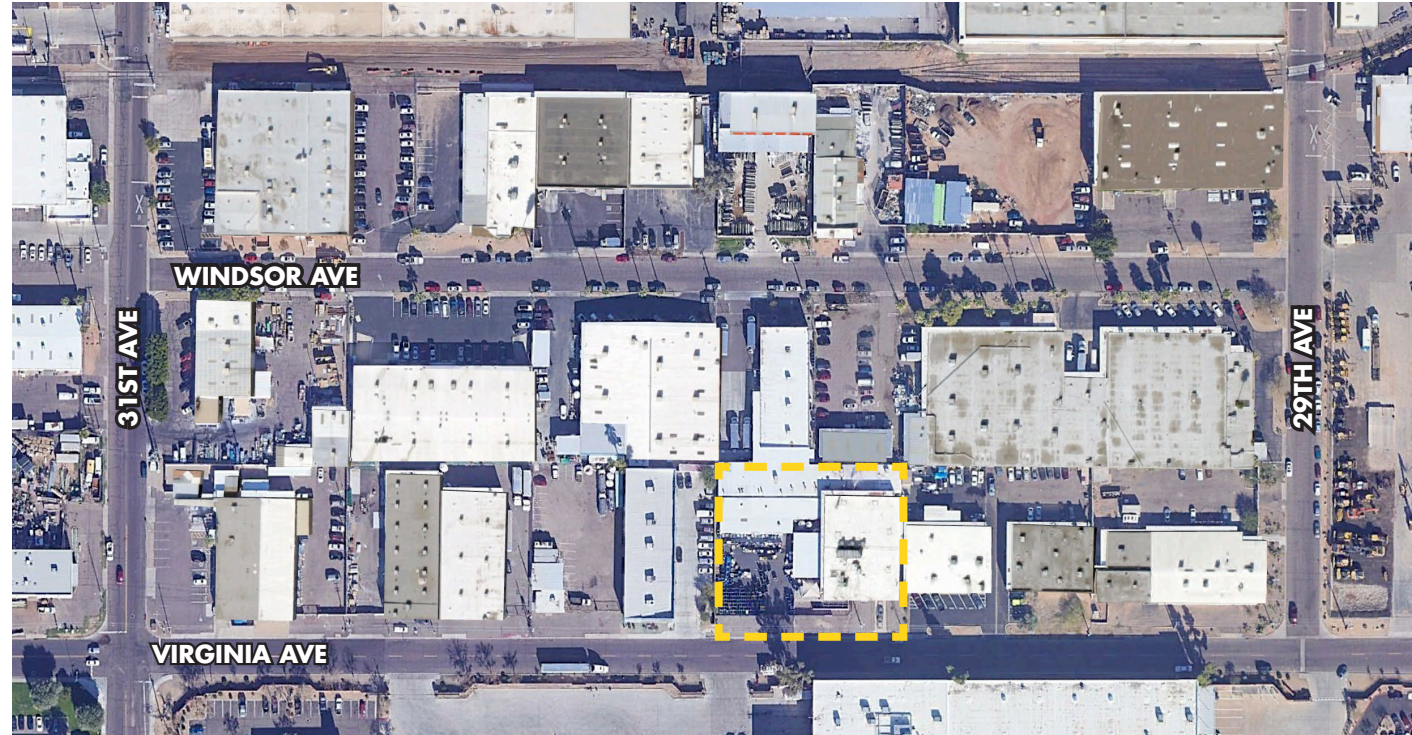
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FREESTANDING INDUSTRIAL BUILDING WITH YARD
2940 W Virginia Ave, Phoenix, AZ

R&G
REIN & GROSSEHME
COMMERCIAL REAL ESTATE

APN: 108-32-034C

- 18,563 SF
- 4 Grade Level Doors
- 11' - 18' Clear Height
- 600 Amp 480v Power
- ±5-10% Office
- Fire Sprinklered
- 0.9 Acres
- APN: 108-32-034C
- Natural Gas
- Evaporative Cooling



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FREESTANDING INDUSTRIAL BUILDING WITH YARD
2939 W Windsor Ave, Phoenix, AZ

R&G
REIN & GROSSEHME
COMMERCIAL REAL ESTATE

APN: 108-32-032

- 7,425 SF
- Triple Truckwell
- 15' Clear Height
- 400 Amp 120/208v Power
- ±5-10% Office
- Fire Sprinklered
- 0.4 Acres
- APN: 108-32-032
- Evaporative Cooling



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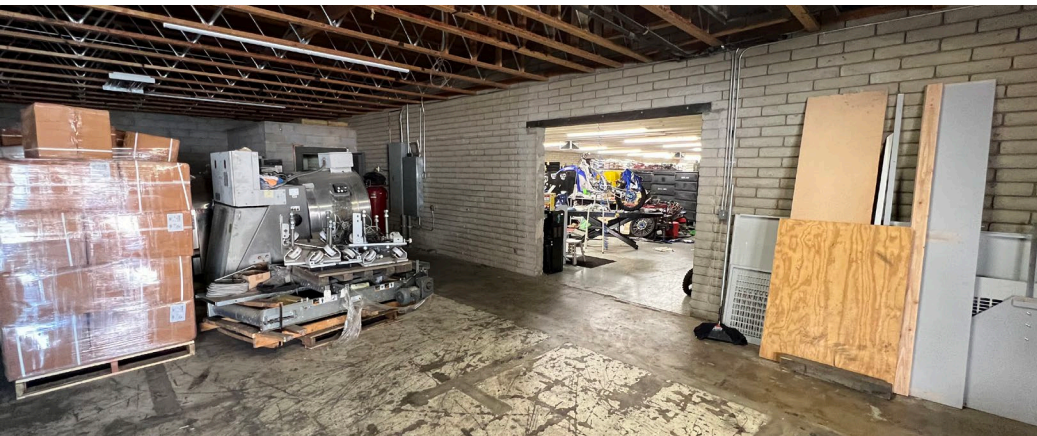
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FREESTANDING INDUSTRIAL BUILDING WITH YARD
3020 W Windsor Ave, Phoenix, AZ

R&G
REIN & GROSSEHME
COMMERCIAL REAL ESTATE

APN: 108-32-004E

- 8,200 SF
- 1 Grade Level Door
- 8' - 10' Clear Height
- 600 Amp 208v Power
- ±15% Office
- 0.6 Acres
- 108-32-004E
- Natural Gas
- Fully Air Conditioned



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