

**±6 ACRE YARD WITH TWO (2) SHOPS
TOTALING ±7,350 SF FOR LEASE**
5225 S 43rd Ave, Phoenix, AZ 85041



8767 E. Via de Ventura
Suite 290
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Property Photos



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Site Information

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FEATURES

- Two (2) Shops Totaling ±7,350 SF
- ±6 Acre Site
- Zoned I-2 (County Island)
- Site Can Be Demised
- Secured by Block Wall Perimeter Fencing
- Site Lighting

The information contained herein has been obtained from sources we believe to be reliable, however, Rein & Grossoehme 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 acre are approximate.



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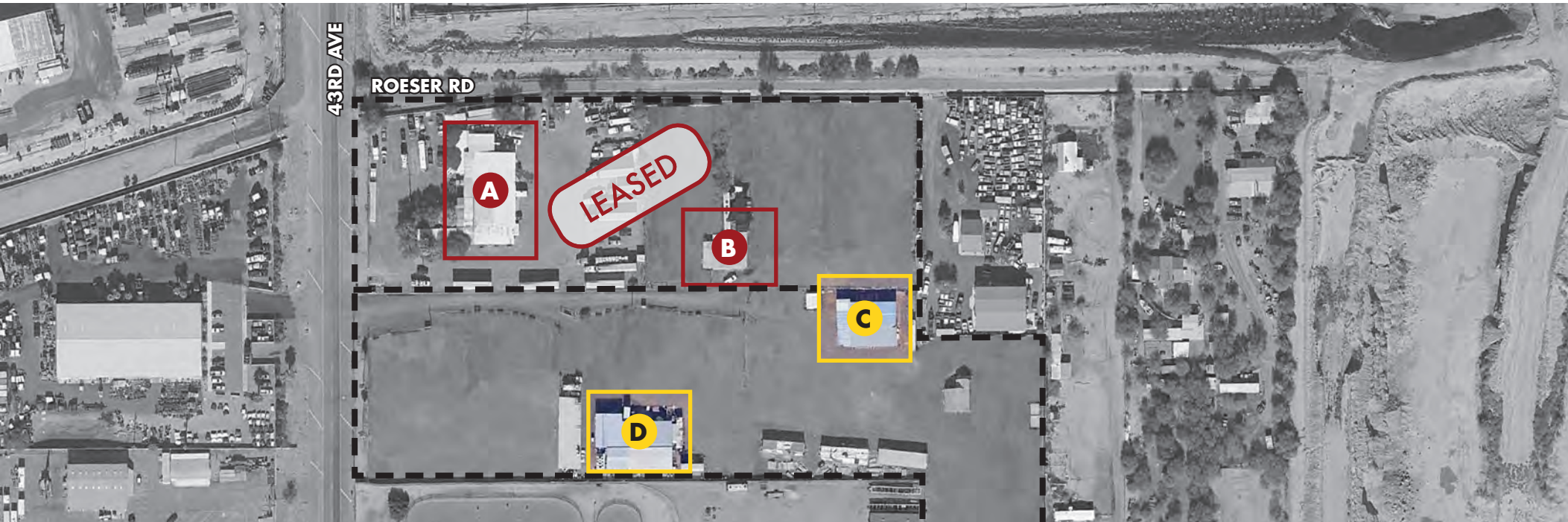
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BUILDING	A (LEASED)	B (LEASED)	C	D
Building Type	Office and Canopy	Office	Shop and Canopy	Shop and Canopy
Shop/Office Square Feet	1,000	2,500	900	2,750
Canopy Square Feet	8,500	N/A	100	3,600
Total Square Feet	9,500	2,500	1,000	6,350
Clear Height	18'	N/A	16'	18'
Loading	One (1) 14'x14' Grade Level Roll Up Door	N/A	Two (2) 14'x12' Grade Level Doors	One (1) 14'x14' Grade Level Door
Comments	8,500 SF canopy structure with two office structures totaling roughly 1,000 SF.	Office building.	No office.	Square footage includes 3,600 of canopy. The shop building is clearspan and the office area (roughly 750 SF) is recently renovated.

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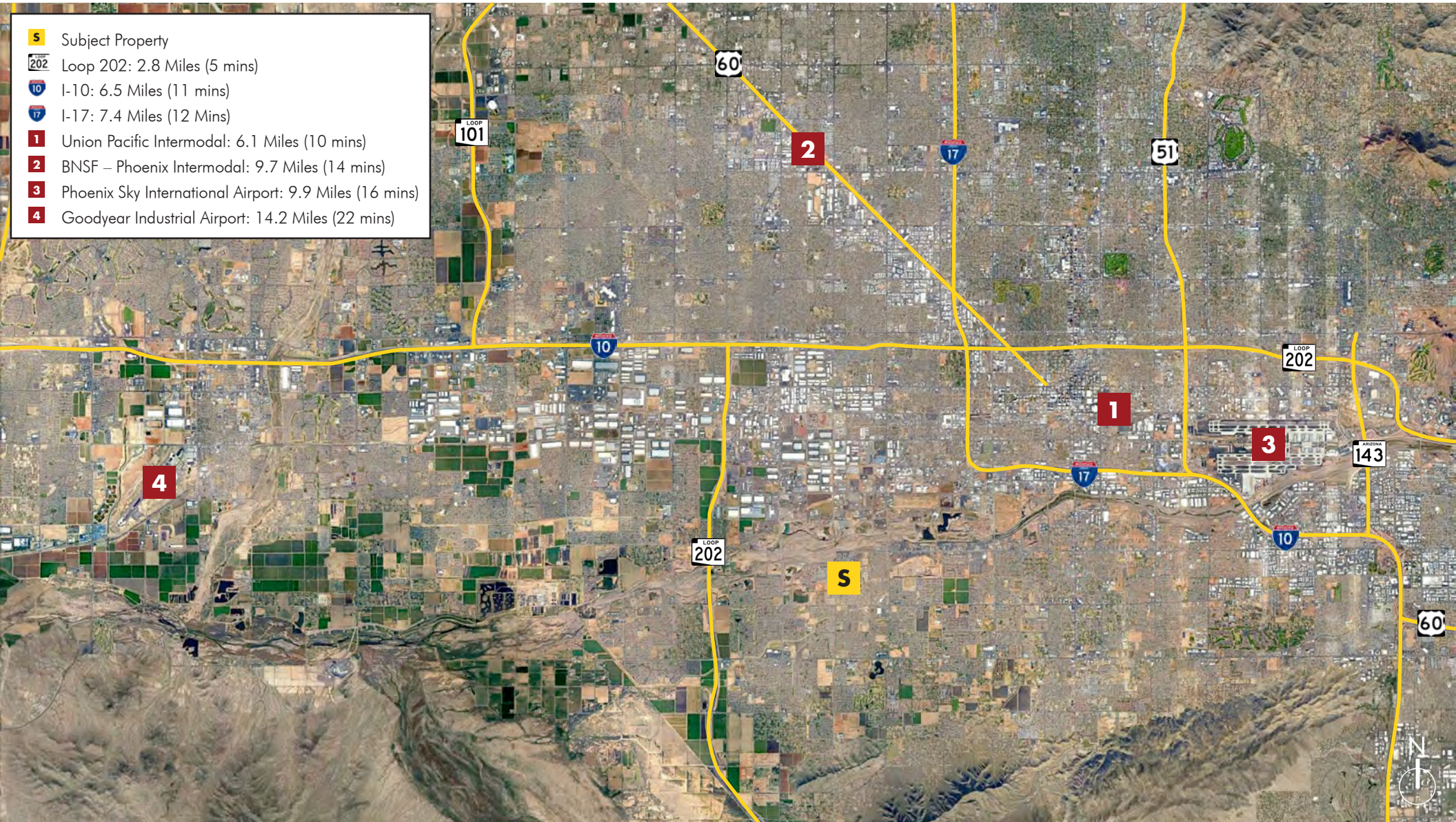


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Location Maps - Access Aerial

- S** Subject Property
- 202** Loop 202: 2.8 Miles (5 mins)
- 10** I-10: 6.5 Miles (11 mins)
- 17** I-17: 7.4 Miles (12 Mins)
- 1** Union Pacific Intermodal: 6.1 Miles (10 mins)
- 2** BNSF – Phoenix Intermodal: 9.7 Miles (14 mins)
- 3** Phoenix Sky International Airport: 9.9 Miles (16 mins)
- 4** Goodyear Industrial Airport: 14.2 Miles (22 mins)



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Location Maps - Corporate Neighbors



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