

**TWO (2) BUILDING OWNER/USER
OPPORTUNITY TOTALING ±25,998 SF**

2939 W Windsor Ave, Phoenix, AZ 85009

2940 W Virginia Ave, Phoenix, AZ 85009

PROPERTY INFO:

- Triple Truckwell and Four (4) Grade Level Doors
- ±1.3 Acre Site
- Zoned A-2 (Heavy Industrial)
- \$3,379,740 (\$130 PSF)



FOR SALE

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Site Information



2939 W Windsor Ave &
2940 W Virginia Ave
Phoenix, AZ 85009

FEATURES

- Four (4) Grade Level Doors and Triple Truckwell
- Fire Sprinklered
- One (1) 600 Amp 480v Electrical Service and One (1) 400 Amp 480v Electrical Service
- Large Paved Yard
- Minimal Office Buildout
- EVAP and Air Conditioned Warehouse
- Natural Gas
- Proximity to US-60, I-17 & I-10
- APNs: 108-32-034C & 108-32-032
- **\$3,379,740 (\$130 PSF)**

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

MAX SCHUMACHER

480.214.9403
Max@RGcre.com

PATRICK SHEEHAN

480.214.9405
Patrick@RGcre.com

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Property Photos

R&G
REIN & GROSSEHME
COMMERCIAL REAL ESTATE



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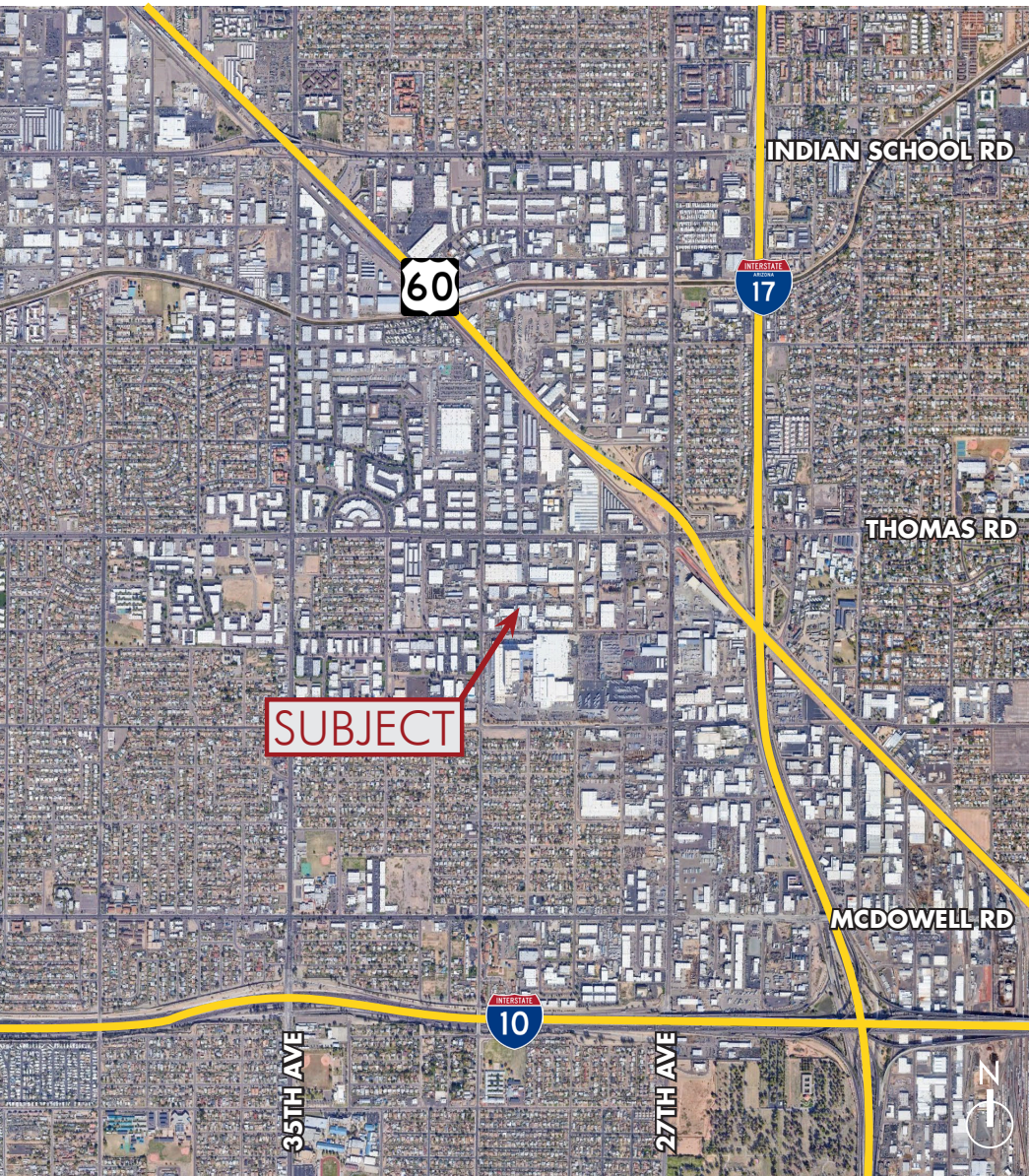
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Location Maps

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