



# ±9.02 ACRE OUTDOOR STORAGE YARD WITH ±94,210 SF OF STRUCTURES

3502 W Lower Buckeye Rd  
Phoenix, AZ 85009



LOWER BUCKEYE RD

35TH AVE



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

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# FOR SALE

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## Site Information

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## FEATURES

- ±85,580 SF Steel Manufacturing Buildings
- ±8,630 SF Office
- ±9.02 Acres
- Zoned A-1, City of Phoenix
- Fully Fenced and Secured
- 1,400 Amps Power - Two (2) Services
- 14' - 22' Clear Height
- Fire Sprinklered
- Traffic Controlled Corner
- Within 3 Miles to I-10 & I-17 Freeways
- Three Existing Tenants Currently On Site with Flexible Lease Termination Options



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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Property Photos

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



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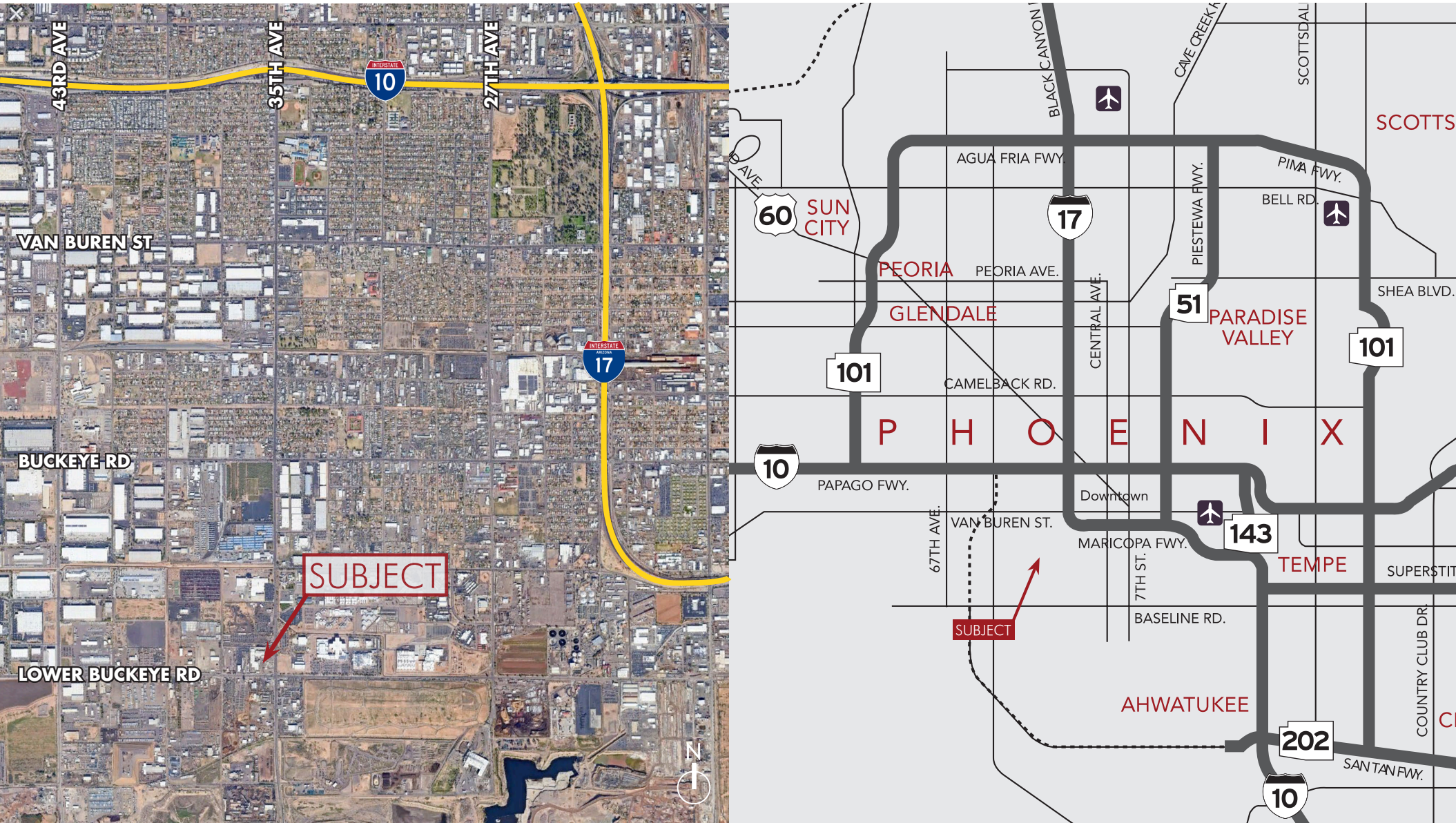
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## Location Maps



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