



±21,000 SF ON ±0.96 ACRES FOR SALE

4020-4028 W Whitton Ave

Phoenix, AZ



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

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Site Information

PORTFOLIO FEATURES

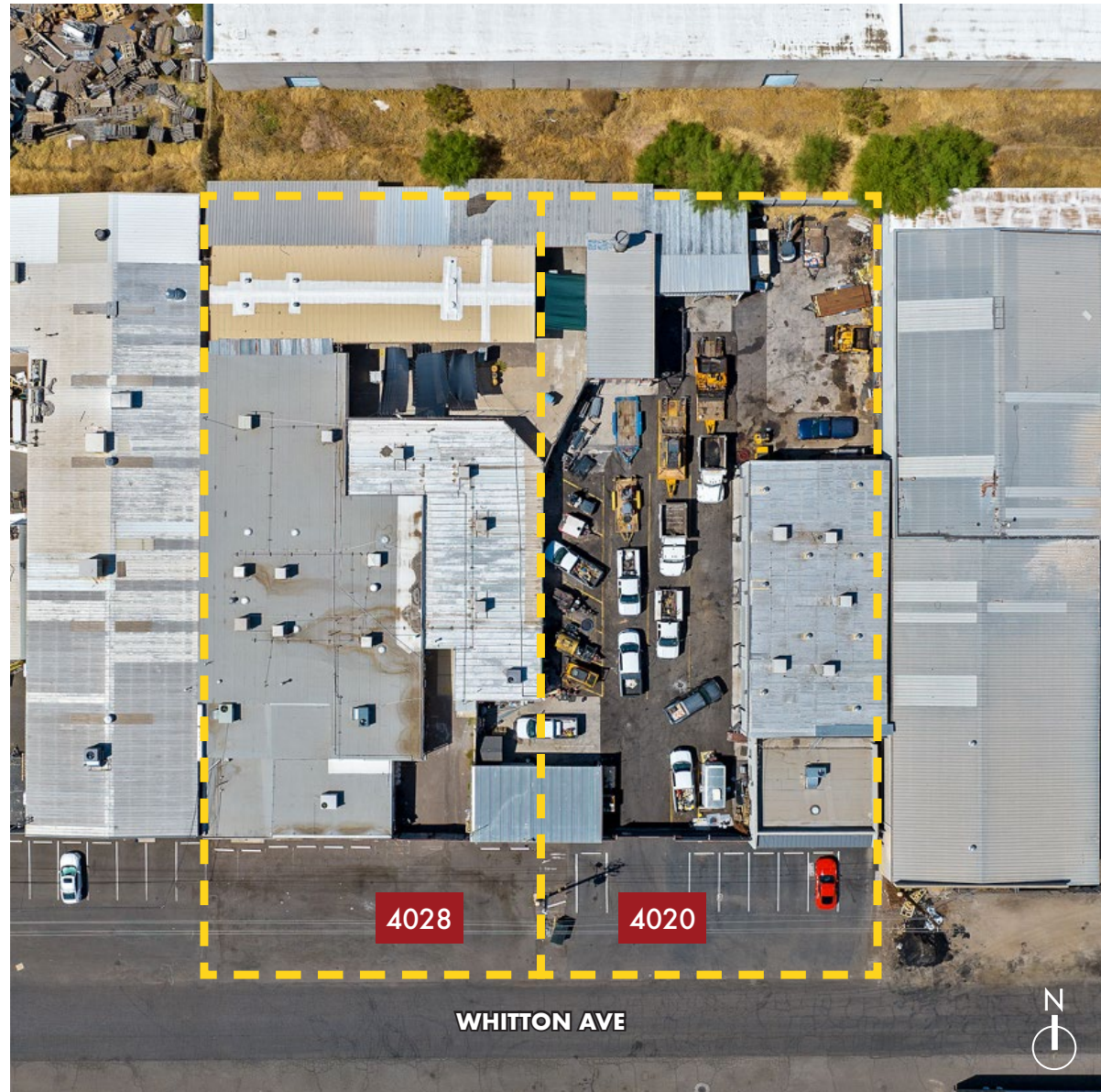
- Two (2) Buildings Totaling ±21,000 SF
- ±0.96 Acre Total Site Size
- Fully Asphalt Paved Site
- Secured and Fenced Yard with Two (2) Points of Ingress/Egress
- Zoned A-1 (Light Industrial), City of Phoenix
- Proximity to I-10, I-17, and US-60 (Grand Ave)
- Block/Steel Perimeter Fencing
- Heavy Power

4020 W WHITTON AVE

- ±6,467 SF Shop/Office Building
- ±0.48 Acre (21,000 SF) Site Size
- Four (4) Grade Level Doors
- Office Renovated in 2019
- APN #107-21-068
- Paint Booth
- Leased through Feb 28, 2025
(\$6,180 per month gross with 3% annual escalations)
Tenant has no options to renew

4028 W WHITTON AVE

- ±14,000 SF
- Available for an Owner/User to Occupy



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.

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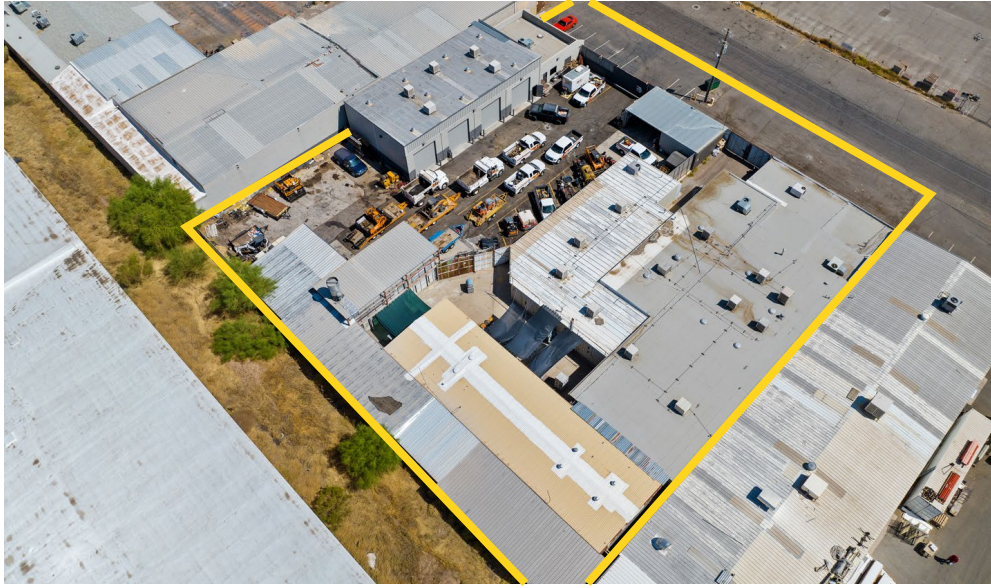
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Property Photos

R&G
REIN & GROSSEHME
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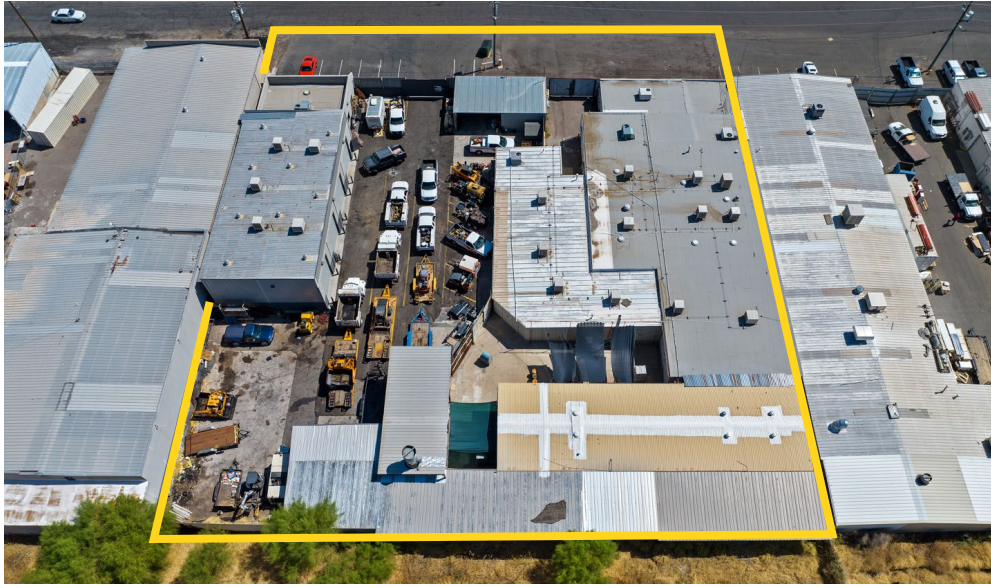
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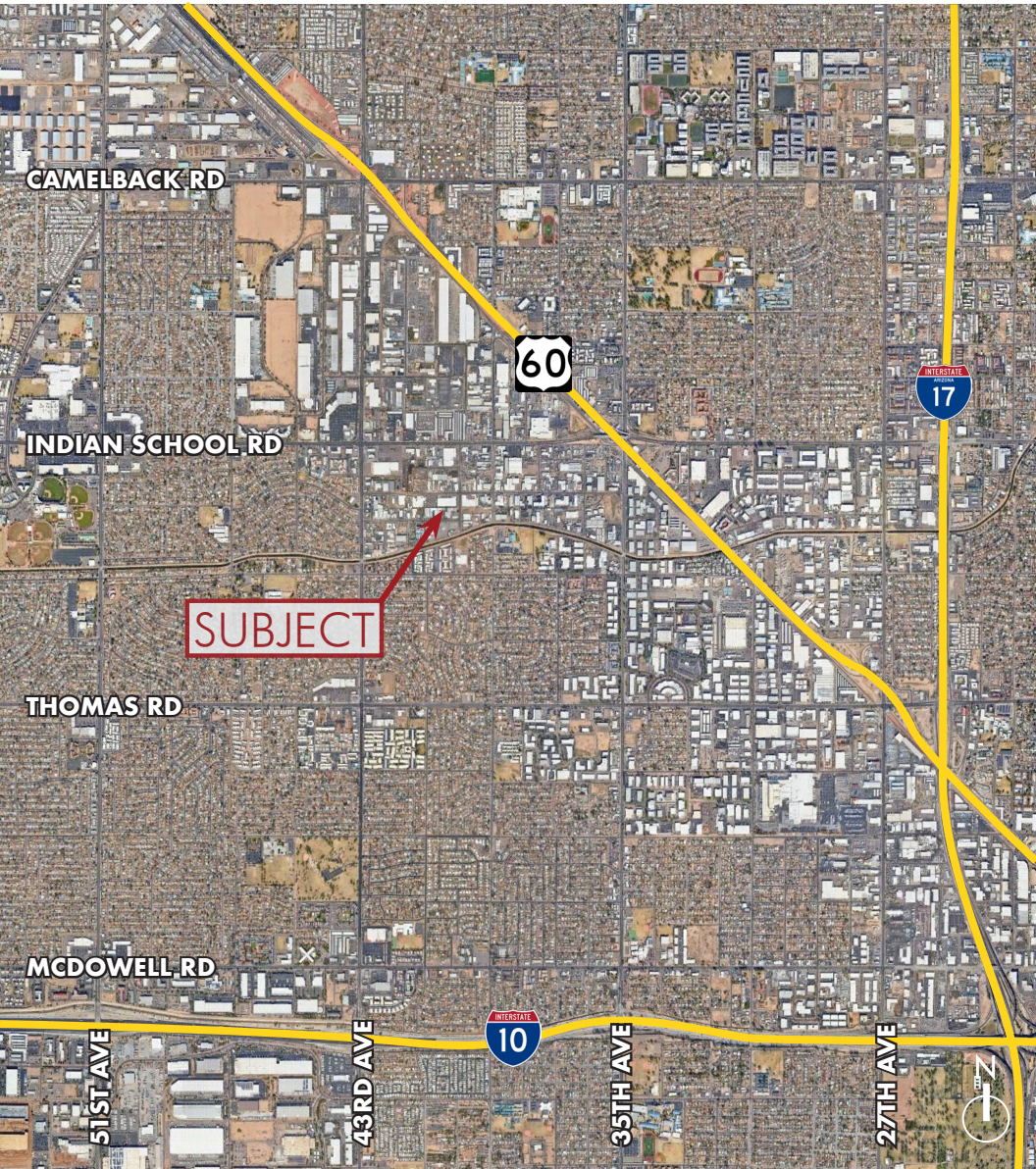
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Location Maps

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