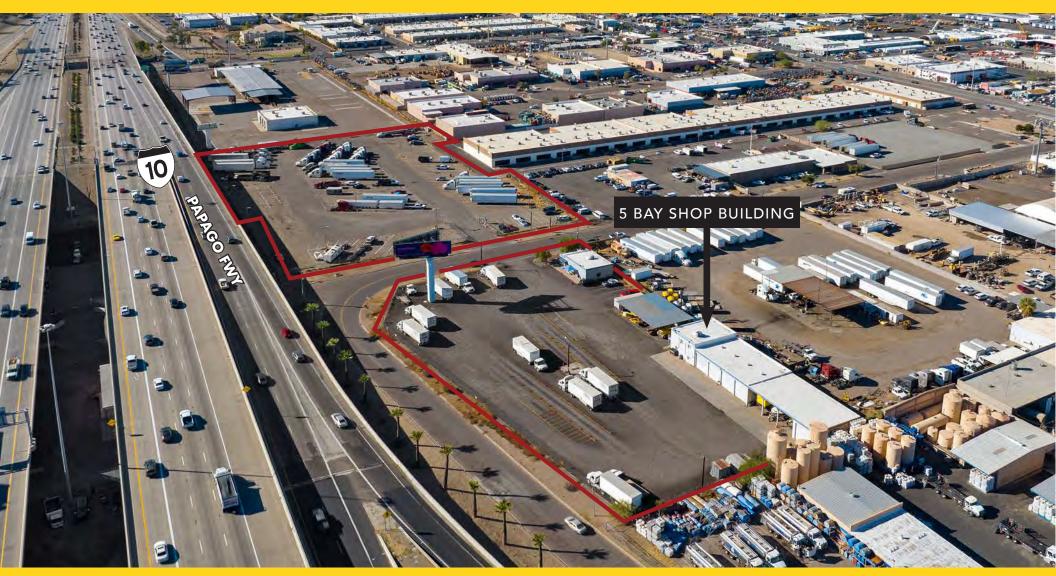


±1.68 - 5.38 ACRE CONTRACTOR'S YARD WITH ±8,046 SF SHOP & OFFICE BUILDINGS AVAILABLE FOR LEASE

1313 N 25TH AVE PHOENIX, ARIZONA 85009

FRONTAGE ON I-10 FREEWAY - 235,000+ VEHICLES PER DAY



AVAILABLE NOVEMBER 1, 2025!

8767 E. Via de Ventura #290 Scottsdale, AZ 85258

480.214.9403 Max@RGcre.com

MAX SCHUMACHER, SIOR PATRICK SHEEHAN, SIOR JACK HANSEN

480.214.9421 Jack@RGcre.com

480.214.9405 Patrick@RGcre.com **FULL SITE OVERVIEW**

±8,046 SF

Shop/Office Buildings + Canopy

±5.38 AC

Site Size

Five (5) Grade Level Doors (14'x14')

LEASE OPTION 1 - INQUIRE FOR PRICING

- ±5.38 Acre Site
- ±5,846 SF of Shop and Office Buildings
- 17' Clear Height
- ±2,200 SF Canopy Structure
- Zoned A-1 (Light Industrial), City of Phoenix
- Fully Paved and Secured with Lighting Throughout Yard
- Immediate Access to I-10 and I-17



LEASE OPTION 2: EASTERN PARCEL - INQUIRE FOR PRICING

- ±1.68 Acre Fully Paved and Secured Yard
- ±4,347 SF of Shop Space
 - » Five (5) Grade Level Doors (14' x 14')
 - » 17' Clear Height
- ±1,499 SF Office
- ±2,200 SF Canopy







LEASE OPTION 3: WESTERN PARCEL - INQUIRE FOR PRICING

- ±3.70 Acre Yard
- Fully Paved and Secured
- Lighting Throughout Yard
- Ability to Bring in Mobile Office Trailer







MAX SCHUMACHER PATRICK SHEEHAN JACK HANSEN

BASELINE RD