



±1,400 SF SHOP AND ±1,800 SF OFFICE BUILDING ON ±0.24 AC FOR LEASE
4070 W CLARENDON AVE. PHOENIX, AZ 85019



40TH AVE

CLARENDON AVE

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

RGcre.com

MAX SCHUMACHER, SIOR
480.214.9403
Max@RGcre.com

PATRICK SHEEHAN, SIOR
480.214.9405
Patrick@RGcre.com

JACK HANSEN
480.214.9421
Jack@RGcre.com

PROPERTY OVERVIEW

±1,800 SF

Office Building

±1,400 SF

Clear Span Shop Building

±0.24 AC

Site Size

\$4,500/mo Gross

Lease Rate

PROPERTY HIGHLIGHTS

- 12' Clear Height in Shop
- Two (2) 12' x 16' Grade Level Doors
- Zoned A-1, City of Phoenix
- Natural Gas
- 1 Mile to US-60/Grand Ave
- Proximity to I-17 and I-10
- APN #: 107-21-052A





