



1.9 AC IOS SITE WITH TWO SHOP BUILDINGS TOTALING 9,400 SF FOR SALE
878 W ILLINI ST PHOENIX, AZ 85041

FULLY LEASED THROUGH OCTOBER 2026



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±9,400 SF

Rentable Square Feet

±1.92 AC

Total Acres

\$3,100,000

Purchase Price

\$102,488.40

Current NOI

OCT 2026

Lease Expiration

NNN

Lease Type



The subject property consists of two (2) buildings totaling 9,400 SF on ±1.92 AC. Lyons Roofing currently occupies the entire site at a below market lease rate of \$8,540.70 Per Month NNN through October of 2026. The site is located in one of the most desirable submarkets of the Valley, less than 1 mile to the I-17 and easy access to all other valley-wide freeway systems.

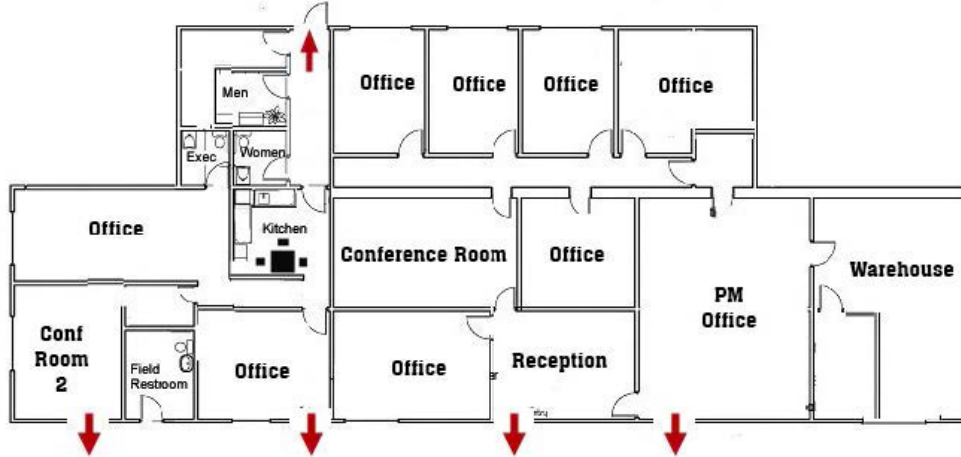
PROPERTY HIGHLIGHTS

- ±5,600 SF Office + Warehouse
 - » Seven (7) Private Offices
 - » Two (2) Conference Rooms
 - » Reception Area + Breakroom/Kitchen
 - » Four (4) Restrooms
 - » Two (2) Grade Level Doors
- ±3,780 SF Detached Shop Building
 - » Four (4) Grade Level Doors
 - ◊ Two (2) 16' H
 - ◊ One (1) 14' H
 - ◊ One (1) 8' H
 - » 22' - 24' Clear Height
- Fully Asphalt Paved
- Fenced and Secured with Automatic Gate

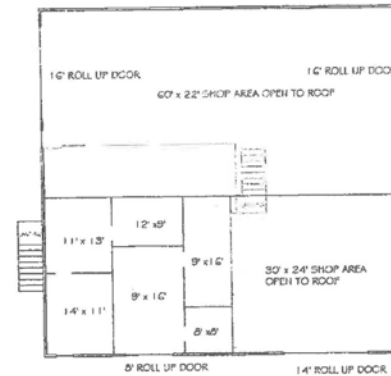
ADDRESS	878 W Illini St Phoenix AZ, 85041
PROPERTY TYPE	Single-Tenant Industrial
BUILDING SIZE	±9,400 SF
SITE SIZE	±1.92 AC
ZONING	A-2, Heavy Industrial
PARCEL #	105-54-005B, 105-54-017
PRICE	\$3,100,000
CURRENT LEASE	\$8,540.70 (below Market) through October 2026 *Tenant has 1-year option to renew at FMV
LOCATION	Near I-17 (less than one mile), centrally located with direct access to all Valley freeway systems



OFFICE/WAREHOUSE BUILDING:

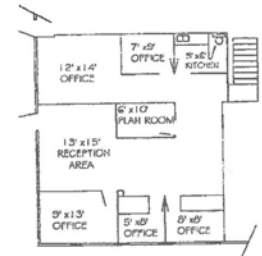


SHOP BUILDING:

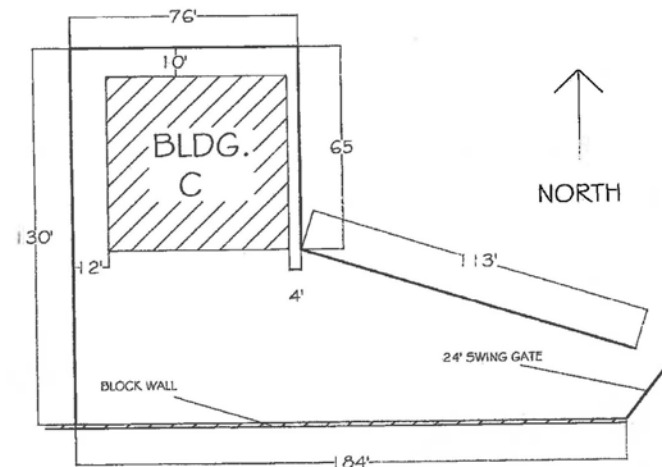


DOWN STAIRS
FLOOR PLAN

← NORTH



UP STAIRS
FLOOR PLAN



FENCED YARD
(NOT TO SCALE)

↑ NORTH







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