



±3,300 SF SHOP BUILDING WITH CANOPY ON ±2.1 ACRES FOR LEASE
2435 W BROADWAY RD. PHOENIX, AZ 85041

IMPROVEMENTS UNDERWAY



BROADWAY RD - ±19,000 VPD

***INGRESS/EGRESS**

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PROPERTY OVERVIEW

±8,086 SF

Total Square Footage

±2.09 Acres

Site Size

A-1, Light Industrial

Zoning

The information contained herein has been obtained from sources we believe to be reliable, however, Rein & Grossoehme 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.

PROPERTY HIGHLIGHTS

- ±3,300 SF Shop Building
 - » 14' - 20' Clear Height
 - » EVAP Cooled
 - » Four (4) Grade Level Doors
- ±3,286 SF Canopy
 - » Covering Concrete Pad
 - » 12' Clear Height
- ±1,500 SF Office Trailer
- ±2.09 AC Fully Fenced Site
- Majority Asphalt Paved
- Frontage on Broadway Rd (±19,000 VPD)
- 2 Miles to I-17





