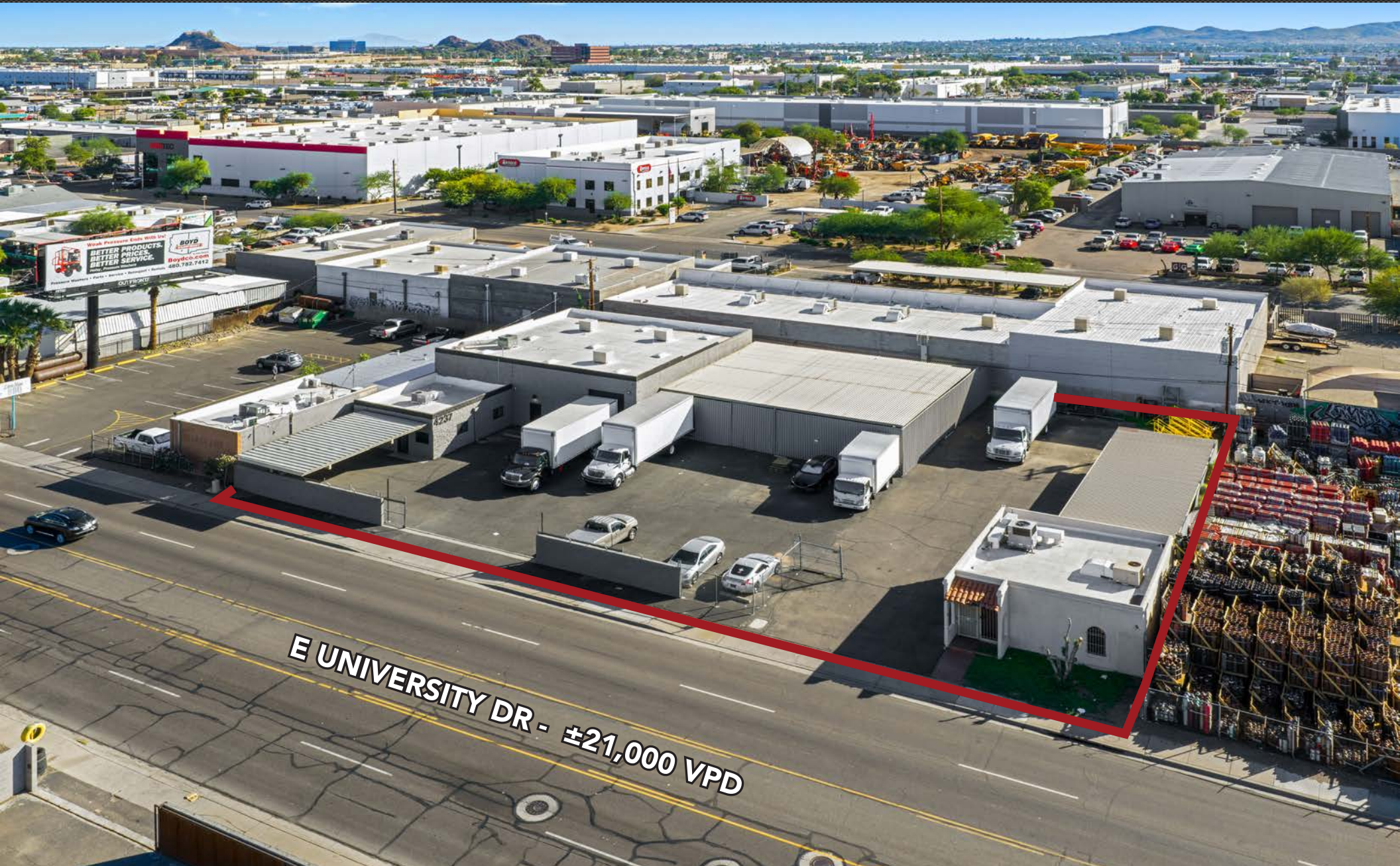




±8,840 SF INDUSTRIAL SERVICE FACILITY ON ±0.55 ACRES FOR SALE
4227 - 4237 E UNIVERSITY DR. PHOENIX, AZ 85040



E UNIVERSITY DR - ±21,000 VPD

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

±8,840 SF

Total Building Size

±0.55 AC

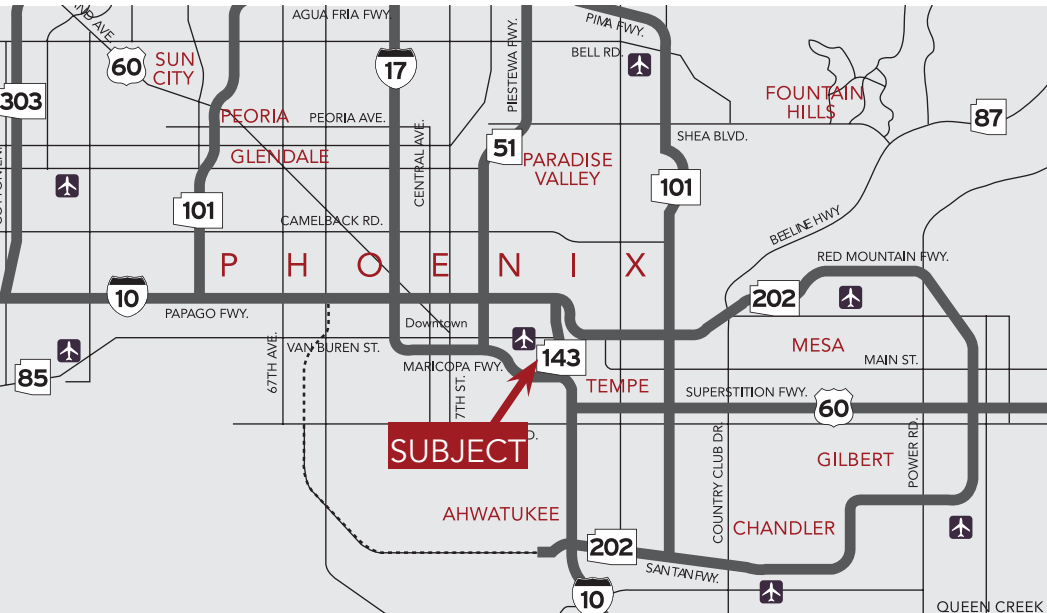
Site Size

A-1

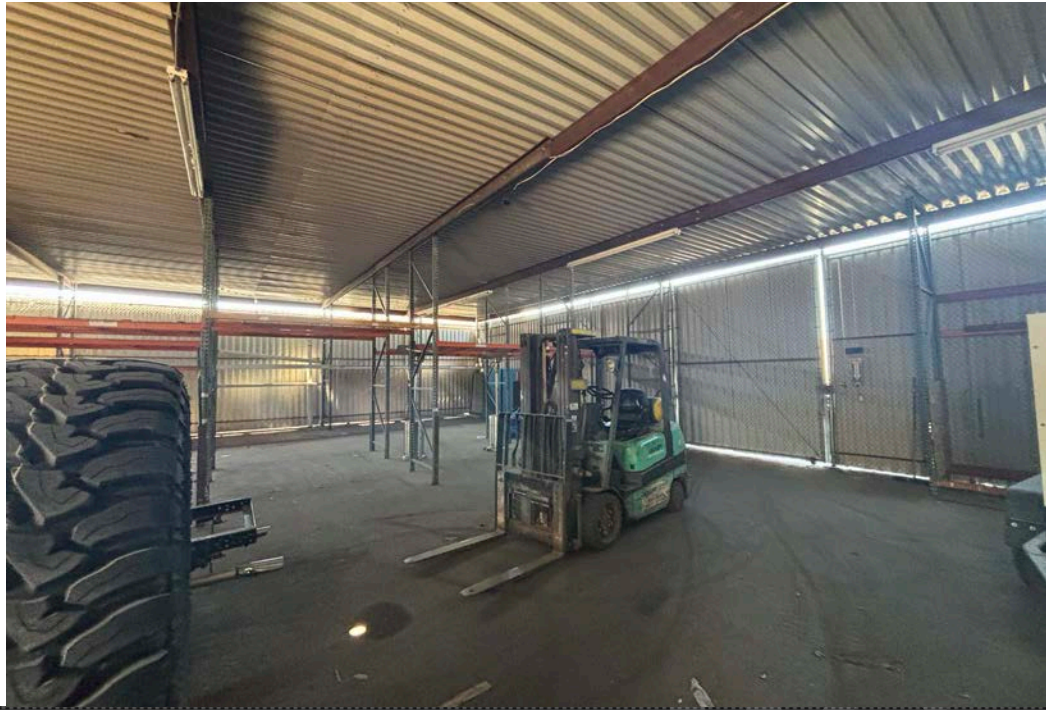
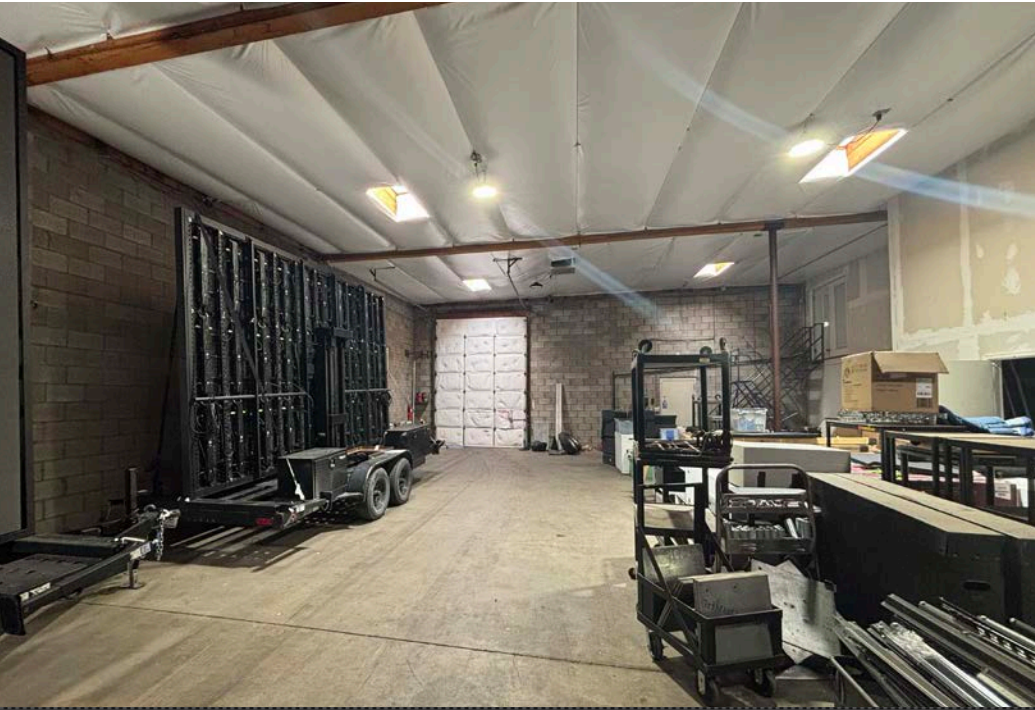
Zoning

PROPERTY HIGHLIGHTS

- ±4,500 SF Industrial Office + Warehouse
 - » 20' Clear Height
 - » One (1) Grade Level Door
- ±3,500 SF Metal Storage Structure
- ±840 SF Office
- Two (2) Canopy Structures
- Fully Asphalt Paved
- Two Points of Ingress/Egress
- Fully Fenced and Secured
- 2 Minutes from Phoenix Sky Harbor
- Less than 1 Mile to SR-143 / 2 Miles to I-10
- APN #'s: 124-49-023, 124-49-024, 124-49-025









35TH AVE
19TH AVE
7TH AVE
7TH ST
16TH ST
24TH ST
32ND ST
40TH ST
VAN BUREN ST
BUCKEYE RD
LOWER BUCKEYE RD
BROADWAY RD
SOUTHERN AVE



PHOENIX



SUBJECT



DISCLAIMER:

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PROSPECTIVE BUYERS ARE STRONGLY ENCOURAGED TO CONDUCT THEIR OWN INDEPENDENT INVESTIGATION OF ALL PHYSICAL, FINANCIAL, AND OPERATIONAL ASPECTS OF THE PROPERTY TO DETERMINE ITS SUITABILITY FOR THEIR NEEDS. WE FURTHER RECOMMEND CONSULTING WITH LEGAL, TAX, AND FINANCIAL PROFESSIONALS REGARDING ANY CONSIDERATIONS THAT MAY IMPACT THE DECISION TO PURCHASE THE PROPERTY.

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All inquiries, discussions, and negotiations related to the sale of this property must be conducted through Rein & Grosseohme Commercial Real Estate. Prospective buyers and their agents agree not to engage directly with the property seller regarding the transaction. Brokers who fail to adhere to this requirement waive any right to commission-sharing arrangements with Rein & Grosseohme.