



**±7,500 SF SHOP BUILDING ON ±1.14 AC FOR LEASE**  
1325 EAST ELWOOD ST. PHOENIX, AZ 85040



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

**±7,500 SF**

Shop Building

**±1.14 AC**

Site Size

**\$10,500/mo NNN**

Lease Rate

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

- ±7,500 SF Shop Building
  - ◊ 18' Clear Height
  - ◊ One (1) Grade Level Door 12' x 10'
  - ◊ Small Will Call and Office Area
- ±1.14 AC Site
- A-1, Light Industrial Zoning
- Partially Asphalt/Concrete Paved
- ±1 Mile to I-17
- Highly Desirable Central Phoenix Location with Proximity to Valley's Major Freeway Systems









