

**R&G**

**±2,400 SF SERVICE BUILDING ON ±0.54 AC FOR SALE**

4322 E UNIVERSITY DR. PHOENIX, AZ 85034



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## PROPERTY OVERVIEW

**±2,400 SF**

Industrial Service Building

**±0.54 AC**

Site Size

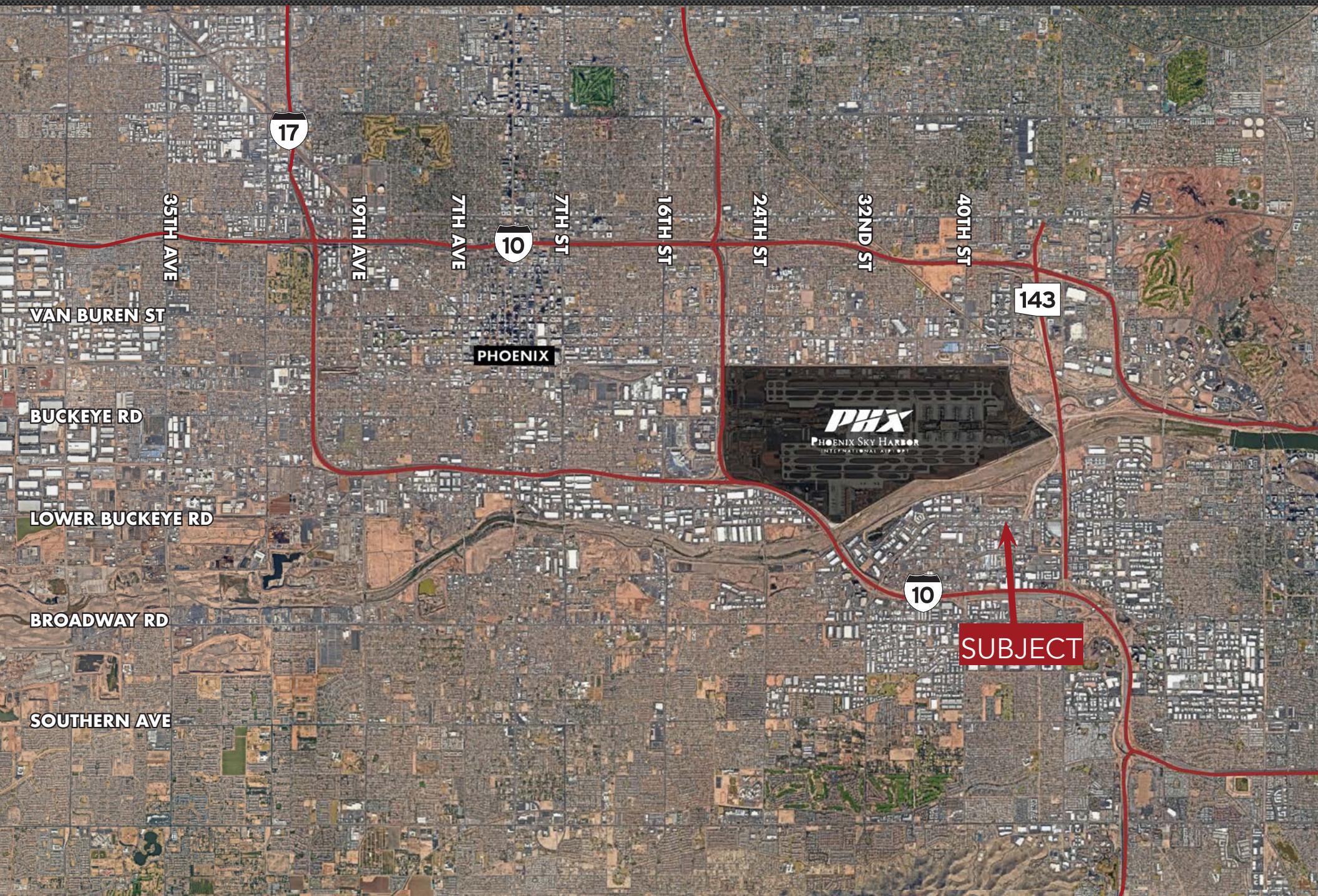
**\$1,500,000**

Sale Price

## PROPERTY HIGHLIGHTS

- ±2,400 SF Service Building
- 13' - 14' Clear Height
- Three (3) Grade Level Doors - 12' x 12'
- 400 Amps, 3 Phase Power (To be Confirmed by Buyer)
- Frontage on University Dr (21,000+ VPD)
- Less than 1 Mile to Phoenix Sky Harbor
- Immediate Access to SR-143 / Minutes to I-10
- Zoned A-2 (Heavy Industrial), City of Phoenix
- Existing Month-to-Month Tenant







## **DISCLAIMER:**

This information package has been prepared to provide a general overview of the property and to establish preliminary interest among potential buyers. It is not intended to serve as a comprehensive analysis of the property, nor does it replace a thorough due diligence investigation. Rein & Grossoehme and its agents have not conducted independent investigations regarding the property, its tenants, operational history, financials, leases, square footage, age, environmental conditions (including but not limited to contaminants, mold, asbestos, or pollutants), or compliance with local, state, and federal regulations. No warranties or representations are made regarding the financial condition, business performance, or intentions of any tenant occupying the property. The information provided herein has been obtained from sources deemed reliable; however, Rein & Grossoehme and its agents make no guarantees or assurances regarding its accuracy or completeness. Any projections, estimates, or financial models included are for illustrative purposes only and do not necessarily reflect actual or future property performance.

**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.**

## **CONFIDENTIALITY:**

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All inquiries, discussions, and negotiations related to the sale of this property must be conducted through Rein & Grossoehme 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 & Grossoehme.