



± 0.88 ACRE CONTRACTOR'S YARD WITH ±2,300 SF SHOP AVAILABLE FOR LEASE
3013 S 44TH ST. PHOENIX 85040

MAJOR IMPROVEMENTS UNDERWAY



44TH ST

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

±2,300 SF

Industrial Service Buildings

±0.88 AC

Site Size

A-1, Light Industrial

Zoning

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

- Immediate Access to SR-143 / Minutes to I-10 Freeway
- Less than 1 Mile to Sky Harbor Airport
- Two (2) Grade Doors
- Yard Fully Paved with Cement and Asphalt
- Major Improvements Underway
 - » Remove Scale / Regrade Entire Lot
 - » Remove all Metal Poles
 - » Demo Office Space & Remodel Restroom
 - » General Clean Up - Landscaping, Paint, Lighting
 - » Bring all Electrical to Good Working Order
- **Asking Lease Rate: \$13,000 Per month NNN**





