±133 ACRES FOR SALE IN THE HEART OF SOUTHWEST PHOENIX

IDEAL INDUSTRIAL OUTDOOR STORAGE OR REDEVELOPMENT SITE

3635 S 43RD AVE PHOENIX, AZ

8767 E. Via de Ventura #290
Scottsdale, AZ 85258

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» ±15 Acres of Undisturbed Land with ±19,200 SF of Buildings
- ±7,200 SF Office
- ±5,700 SF Miscellaneous
- ±6,300 SF Shop Building

» ±62 Acres of Re-Claimed Land

» ±56 Acre Open Pit Mine

» Site Zoned A-2 (Heavy Industrial), City of Phoenix

» ±31.73 Acres Currently Leased with Income to National Credit Tenants

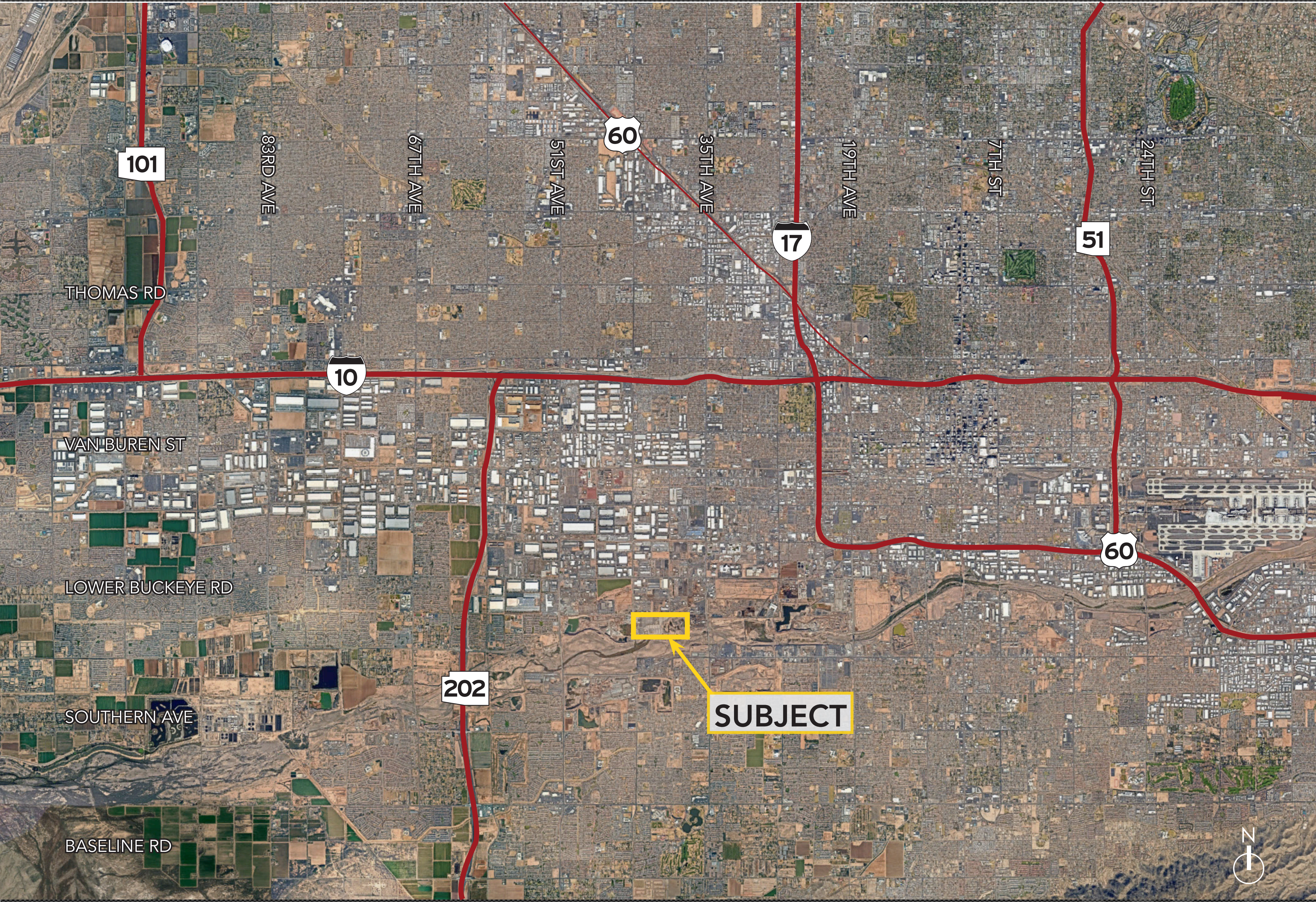
» Lighting, Power and Water Throughout Site

» Partially Paved, Crushed Aggregate Base

MAX **SCHUMACHER**, SIOR PATRICK **SHEEHAN**, SIOR JACK **HANSEN**

RENT ROLL

TENANT	PARCEL	ACRES OCCUPIED	RENT/MONTH NNN	ANNUAL INCREASES	LEASE EXPIRES
Prinsco	2A	5.00	$27,500	3%	12/31/2030
FNS	2B/5	10.00	$65,000	–	12/31/2026
Rio Salado Materials Group	Portion of Pit	12.00	$30,000	–	10/31/2031
Riddle Construction	8	2.71	$10,000	–	Month to Month
WYCO	9	2.00	$8,720	–	Month to Month
TOTALS		**31.73**	**$141,220**		



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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.

CONFIDENTIALITY:

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