



±9,500 SF ON ±0.79 AC | INDUSTRIAL OUTDOOR STORAGE FACILITY FOR SALE
3420 S 3RD PL. PHOENIX, AZ 85040

AVAILABLE FOR OWNER-USER OR INVESTMENT. SELLER WILLING TO SIGN A 3 YEAR SALE-LEASEBACK UPON CLOSE OF ESCROW



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PROPERTY OVERVIEW

±9,500 SF

Total Square Footage

±0.79 AC

Site Size

A-1, Light Industrial

Zoning

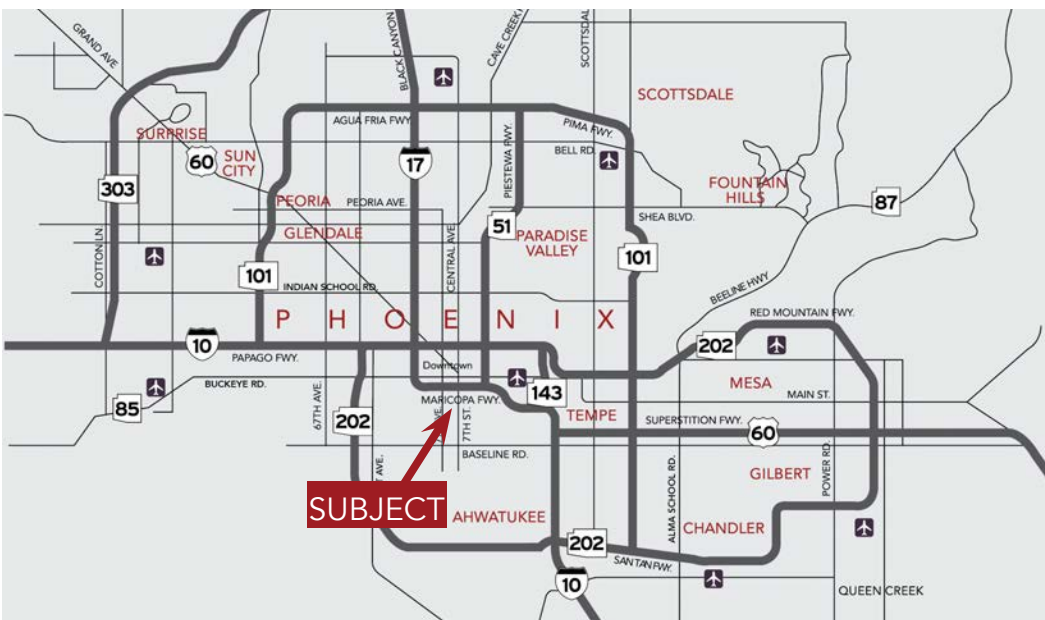
\$2,200,000

Sales Price

Available for Owner-User or Investment. Seller Willing to Sign a 3 Year Sale-Leaseback Upon Close of Escrow

PROPERTY HIGHLIGHTS

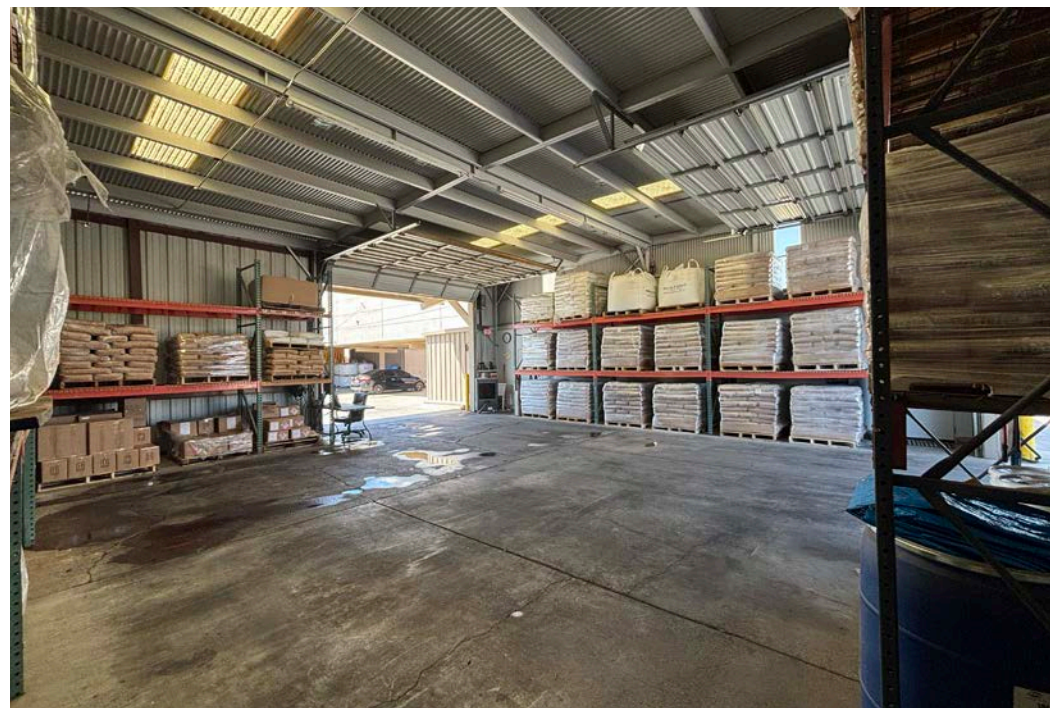
- 9,500 Total Square Foot Industrial Outdoor Storage Facility
 - » ±3,800 SF Warehouse
 - ◇ 15' Clear Height
 - ◇ Four (4) Grade Level Doors - 14'W x 12'H
 - ◇ Two (2) Yard Docks with Ramp
 - » ±1,100 SF Office
 - ◇ Three (3) Restrooms
 - ◇ Conference Room
 - ◇ Kitchenette
 - » ±4,600 SF Covered Storage
- Fully Concrete Paved
- Fenced and Secured | Two Points of Ingress/Egress
- Adjacent to City of Phoenix Police Department
- 1.5 miles to I-17 | Minutes to Downtown, Sky Harbor, and I-10
- Cell Tower Available Separately For Sale - Currently Producing ~ \$1,500 Per Month





*INGRESS/EGRESS









**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.

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NON-CIRCUMVENTION:

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.