±5.11 AC A-1 ZONED INDUSTRIAL LAND FOR SALE OR LEASE

5715 W VAN BUREN ST. PHOENIX, AZ 85043



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

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PROPERTY OVERVIEW

±5.11 AC
Site Size

A-1, Light Industrial
Zoning

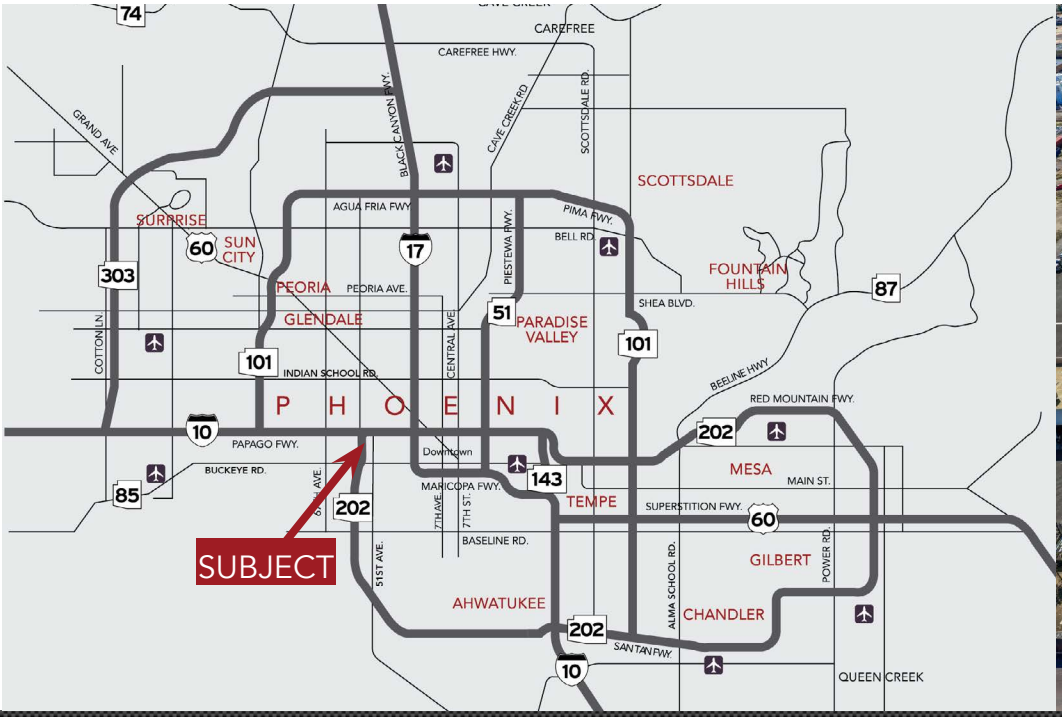
$33,500 Per Month NNN
Lease Rate

$5,900,000
Sales Price

PROPERTY HIGHLIGHTS

- Visibility from Loop 202 and 400' of Frontage on Van Buren St
  - » 59th Ave West - 20,887 VPD
  - » Loop 202 North - 84,745 VPD
  - » Van Buren West - 27,159 VPD
- Two (2) Points of Ingress/Egress from 57th Dr & Washington St
- Development Opportunity with Utilities on Site (Water, Sewer, Power, All On-Site)
- Adjacent to Interchange at Loop 202 1 Mile to I-10
- Digital Billboard Permit in Process (Ownership Initiated)
- **Owner Will Consider BTS - Contact Broker for Information**

[Click Here to View Drone Flyover]





SITE IMAGES





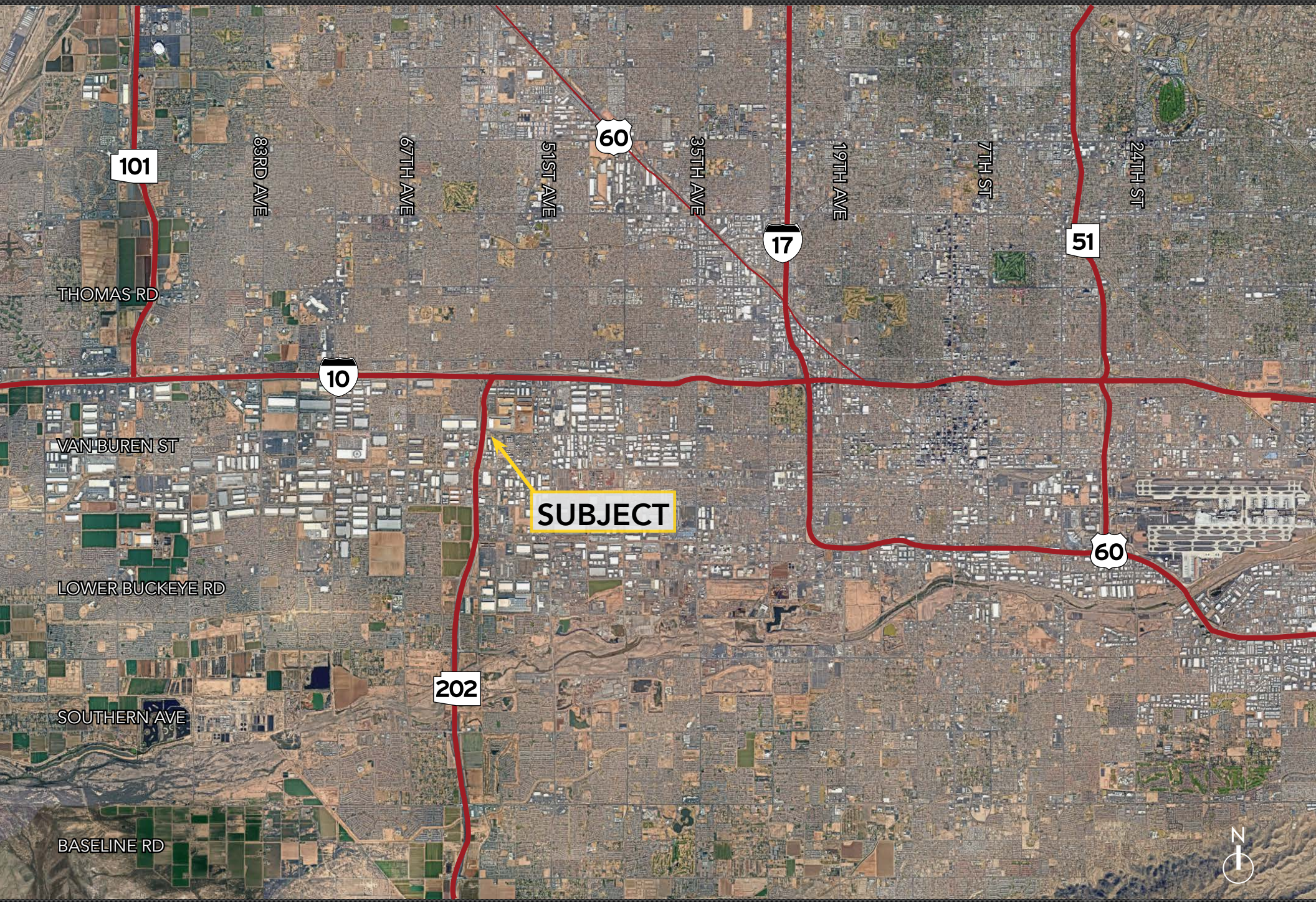


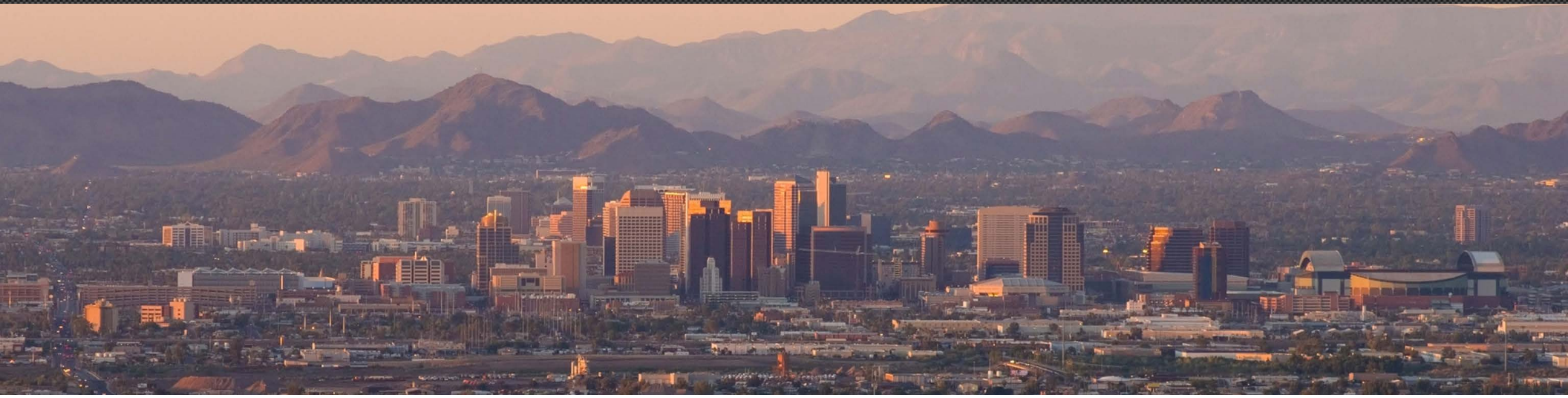


NEARBY TENANTS



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


101
83RD AVE
67TH AVE
51ST AVE
60
35TH AVE
17
19TH AVE
7TH ST
51
24TH ST
THOMAS RD
10
VAN BUREN ST
SUBJECT
60
LOWER BUCKEYE RD
202
SOUTHERN AVE
BASELINE RD
N



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