

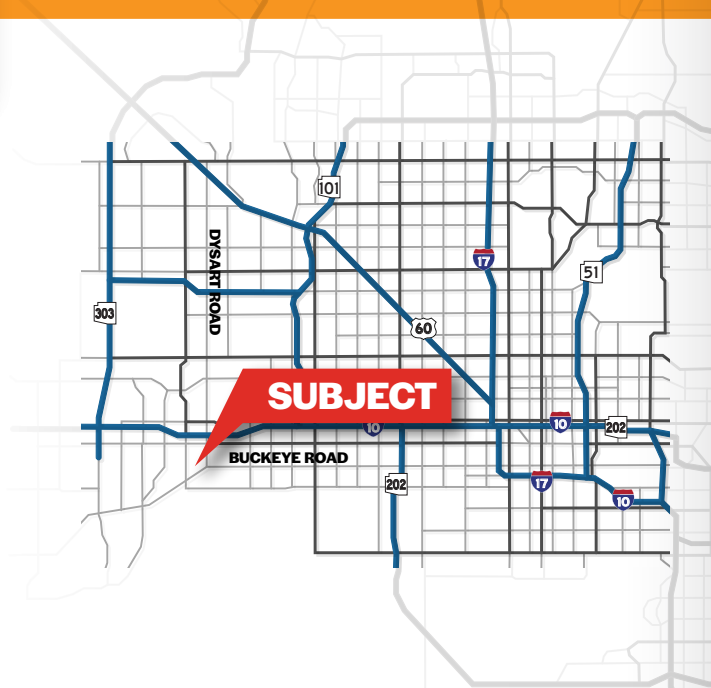
FOR SALE OWNER/USER



439 SOUTH 3RD AVENUE
AVONDALE, ARIZONA 85323

PROPERTY OVERVIEW

- \$4,600,000 Sales Price
- \$125.13 per Square Foot
- ±36,761 Square Foot Building
- ±5.8 Acre Lot
- Owner/User
- \$6,250 per Month Lease Income
- A-1, City of Avondale Zoning
- 1,600 Amp, 120/240V, 3 Phase Power
- 3 Truckwell Positions
- 13' Clear Height
- Evaporative Cooled Warehouse
- Fire Sprinklered
- Natural Gas
- Solar Panel System



Chad Kirkorsky

Partner

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Todd Hamilton

Managing Partner/Designated Broker

602.909.8759

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All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice and to any special listings conditions, including the rate and manner of payment of commissions for particular offerings imposed by principals or agreed to by the company, the terms of which are available to interested principals or brokers. All dimensions are approximate. Owner and/or Broker make no representations expressed or implied as to the accuracy of floor plan/site plan dimensions.

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LEASE SUMMARY

- \$6,250 per Month 12/1/2022 - 11/30/2023
- \$6,750 per Month 12/1/2023 - 11/30/2024
- ±71,500 Square Feet
- Tenant: Brightview Landscaping

FOR MORE INFORMATION

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