

FOR SALE/LEASE
4777 N. 44TH AVENUE
PHOENIX, ARIZONA

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

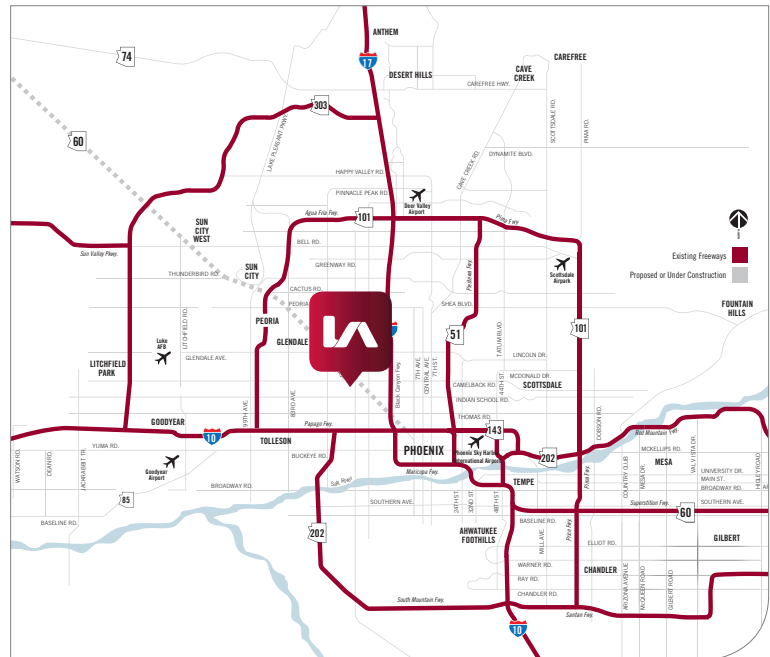
PRICE REDUCED



FEATURES

- ±20,032 SF
- ±2,000 SF Office
- 100% AC Warehouse
- Double Truckwell
- 12'x14' Grade Level Door
- 1-Ton Bridge Crane
- 19' Clear Height
- A-1 Zoning (Permitted Uses: [Click Here](#))
- Lease Rate: \$0.69/SF NNN
- Sale Price: ~~\$2,400,000~~
\$2,300,000

Matt McDougall, SIOR
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D 602.474.9564



3200 East Camelback Road, Suite 100 | Phoenix, Arizona 85018 | 602-956-7777 | www.learizona.com



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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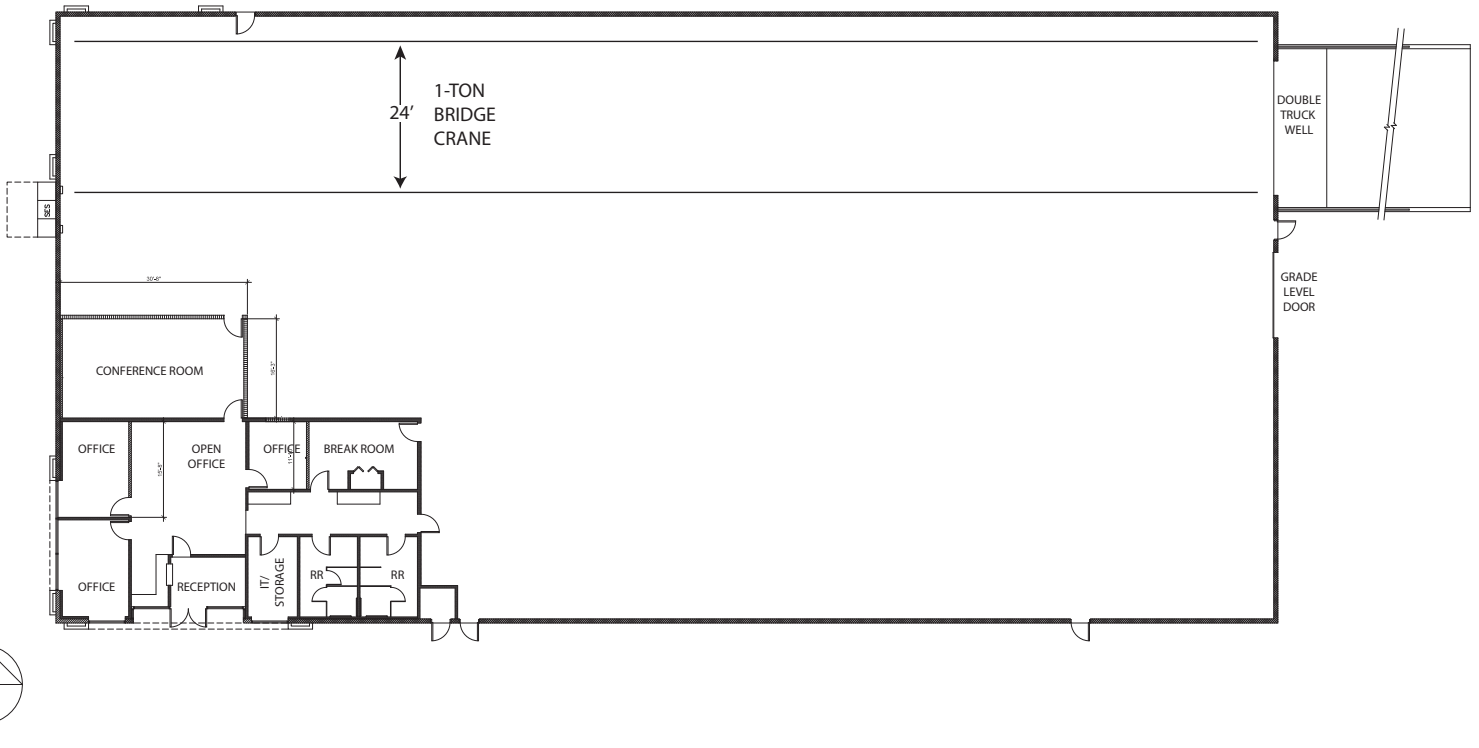
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