

Canadian Sunset Building

320 W Lone Cactus Dr, Phoenix, AZ 85027



JW Henry

WestView Land & Commercial
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Canadian Sunset Building

\$18.60 /SF/YR

Beautiful space in the heart of Deer Valley in a well-maintained building.
Almost 2400 sq. ft. with two offices, private bathroom and a large open warehouse space.

- Two 12 ft. roll-up doors
- Private courtyard entrance
- 14 ft. of clear space in warehouse
- Zoned A-1 Phoenix
- Office HVAC / Warehouse swap cooled
- 1 covered parking spot

\$3650 per month modified gross plus tax...



Rental Rate:	\$18.60 /SF/YR
Property Type:	Industrial
Property Subtype:	Warehouse
Rentable Building Area:	13,560 SF
Year Built:	1984
Rental Rate Mo:	\$1.55 /SF/MO

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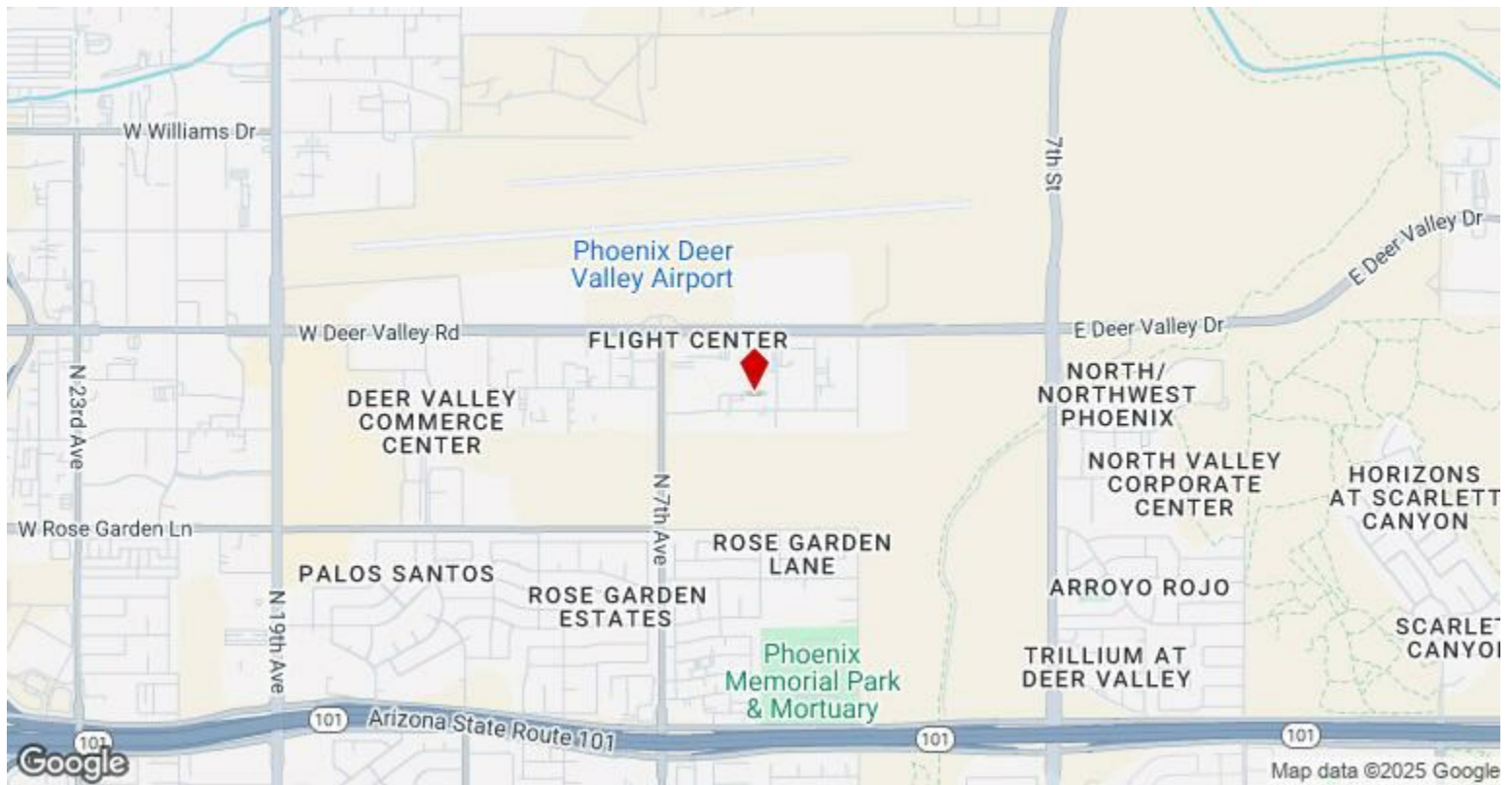
1st Floor Ste 8 & 9

Space Available	2,356 SF
Rental Rate	\$18.60 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	New
Space Use	Industrial
Lease Term	Negotiable

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Major Tenant Information

Tenant	SF Occupied	Lease Expired
Copper Pro Services Llc	-	
Grand Olive Partners, LLC	-	
Luke Land Realty, LLC	-	
Mark Lewis	-	
Olive Ave Service Center	-	
Traditional Door	-	
West Coast Wheel Accessories	-	
Western Door Trim Phoenix	-	
Wiring Pros Llc	-	
Writing Pros	-	



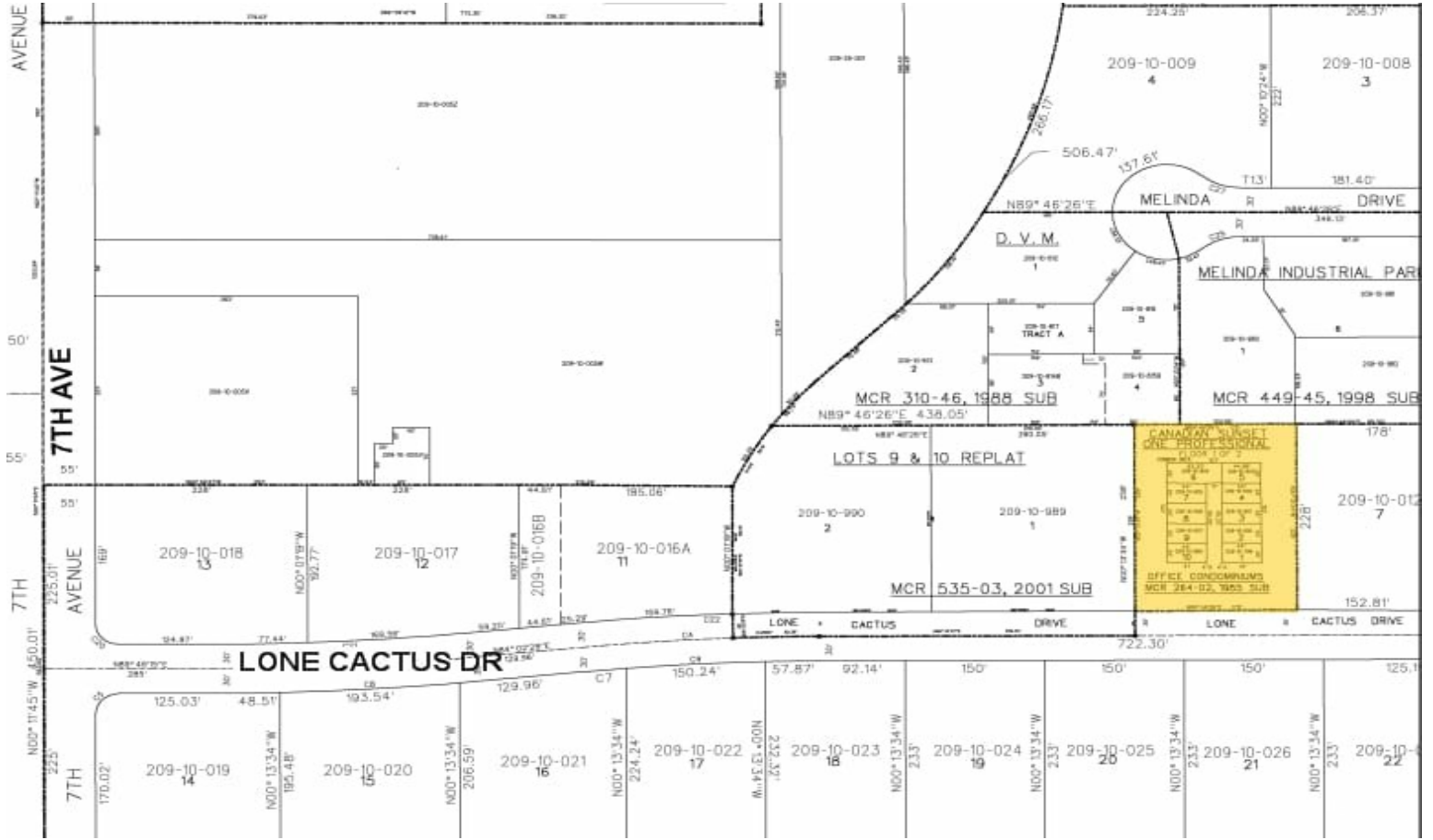
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Property Photos



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Building Photo



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