

25,000 SF INDUSTRIAL BUILDING FOR SALE

FOR SALE *Immediate Occupancy*

2954 West 4th Avenue.
Apache Junction

MAJOR PRICE REDUCTION!!!!
ONLY \$32 PSF



Contact:

CURTIS BROWN
480.362.9501

cbrown@rossbrown.com

RICK COLLINS
480.362.9503

rcollins@rossbrown.com

JEFF WoudenBERG
480.362.9509

jeffw@rossbrown.com

PROPERTY FEATURES:

- ◆ 25,000 SF Building - 1,500 SF Office
- ◆ (5) 5,000 SF Drive Thru Bays
- ◆ (3) bays have \pm 500 SF A/C Office
- ◆ (10) Grade Level (drive-thru) Doors 16' (w) x 14' (h)
- ◆ 2007 YOC
- ◆ CI-1/PD Zoning
- ◆ 400A, 120/208V, 3 Phase Power Per Bay
- ◆ 15' Clear Height
- ◆ Metal Halide Lighting in Warehouse
- ◆ 24 Parking Spaces
- ◆ \pm 66,500 SF Lot
- ◆ Site Completely Fenced & Secure

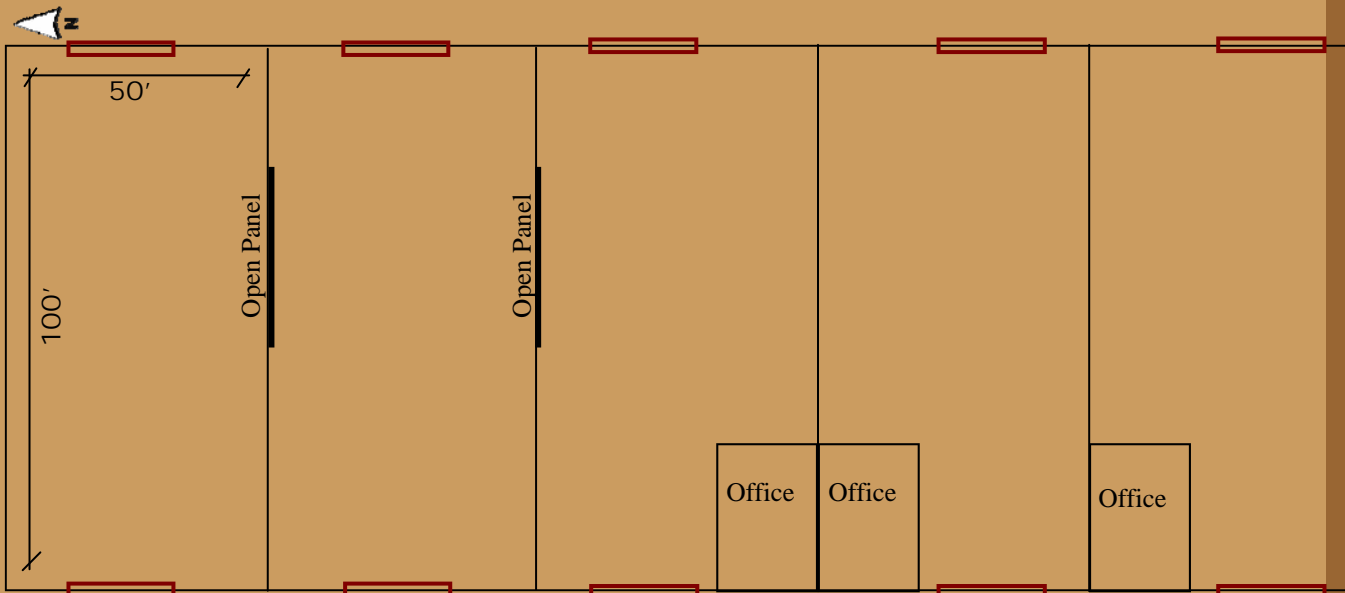
**ROSS
BROWN**

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein.

A REAL ESTATE SERVICES COMPANY

25,000 SF Industrial Building For Sale

2954 West 4th Avenue
Apache Junction, AZ



Grade Level Door

APACHE TRAIL

WALMART

SAFeway

SUBJECT

ADD'L
LOT
FOR SALE

4TH AVENUE

CURTIS BROWN
480.362.9501
cbrown@rossbrown.com

RICK COLLINS
480.362.9503
rcollins@rossbrown.com

JEFF WOUDEBERG
480.362.9509
jeffw@rossbrown.com



A REAL ESTATE SERVICES COMPANY