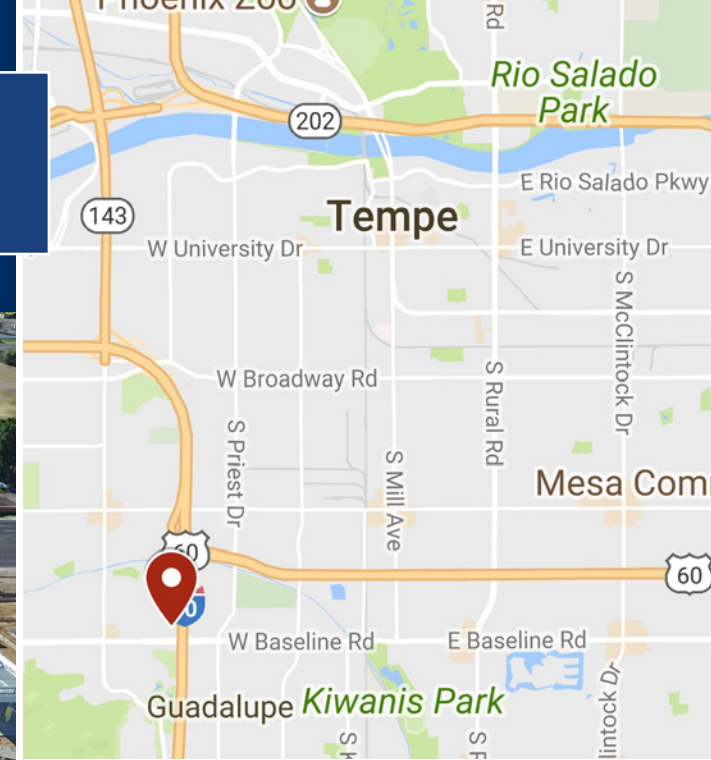


# 5075 S Wendler Dr

Tempe, AZ 85282  
22,874 SF InFill Land for Sale

**SALE PRICE:**  
**\$399,000**



### TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Vol	Distance
W Baseline Rd	S Wendler Dr W	55,595	0.09 mi
I- 10	W Baseline Rd	149,968	0.11 mi
S Arizona Mills Cir	Arizona Mills S E	18,283	0.12 mi
W Baseline Rd	Arizona Grand Pkwy	63,764	0.24 mi

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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. Effective 12/27/17

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