

# INDUSTRIAL BUILDINGS WITH YARD FOR SALE

5440 South 43rd Avenue, Phoenix, AZ 85041

**±125,000 SF  
Fenced Yard**

**Improved Property  
with Buildings at  
Land Value**

**\$1,800,000**



## Features:

- Located on ±3 Acres of Maricopa County "Island"
- ±125,000+ SF Fenced Yard
- Evap Cooled Storage Building
- 8' x 8' Door
- 8' Clear Height
- Parcel #: 104-76-005H
- 210+ Feet Frontage on 43rd Avenue
- Building #1: ±1,980 SF
- Building #2: ± 890 SF
- ±2,870 Max Contiguous SF

- Zoning: A-1, County
- Reception Area, 4 Offices, 1 Conference Room, 1 Break Room, & 2 Rest Rooms
- 200 Amp/120v/1-Phase Electrical

## Building Features:

- Alarm System, Century Link Internet, Phone Rings Outside, Full Kitchen, Crown Moulding Throughout, Wood Blinds, Wood Flooring, Fire Place, Ofc. Connected Septic Tank, & Security Bars on Windows.

For more information, please contact:

**Toby Campbell**

D: 480.214.1123

M: 602.561.2946

tcampbell@cpiaz.com



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