

**±0.55 ACRE INDUSTRIAL LAND PARCEL AVAILABLE FOR SALE**

6422 S Maple Ave  
Tempe, Arizona 85283



8767 E. Via de Ventura  
Suite 290  
Scottsdale, AZ 85258  
RGcre.com

**MAX SCHUMACHER, SIOR**  
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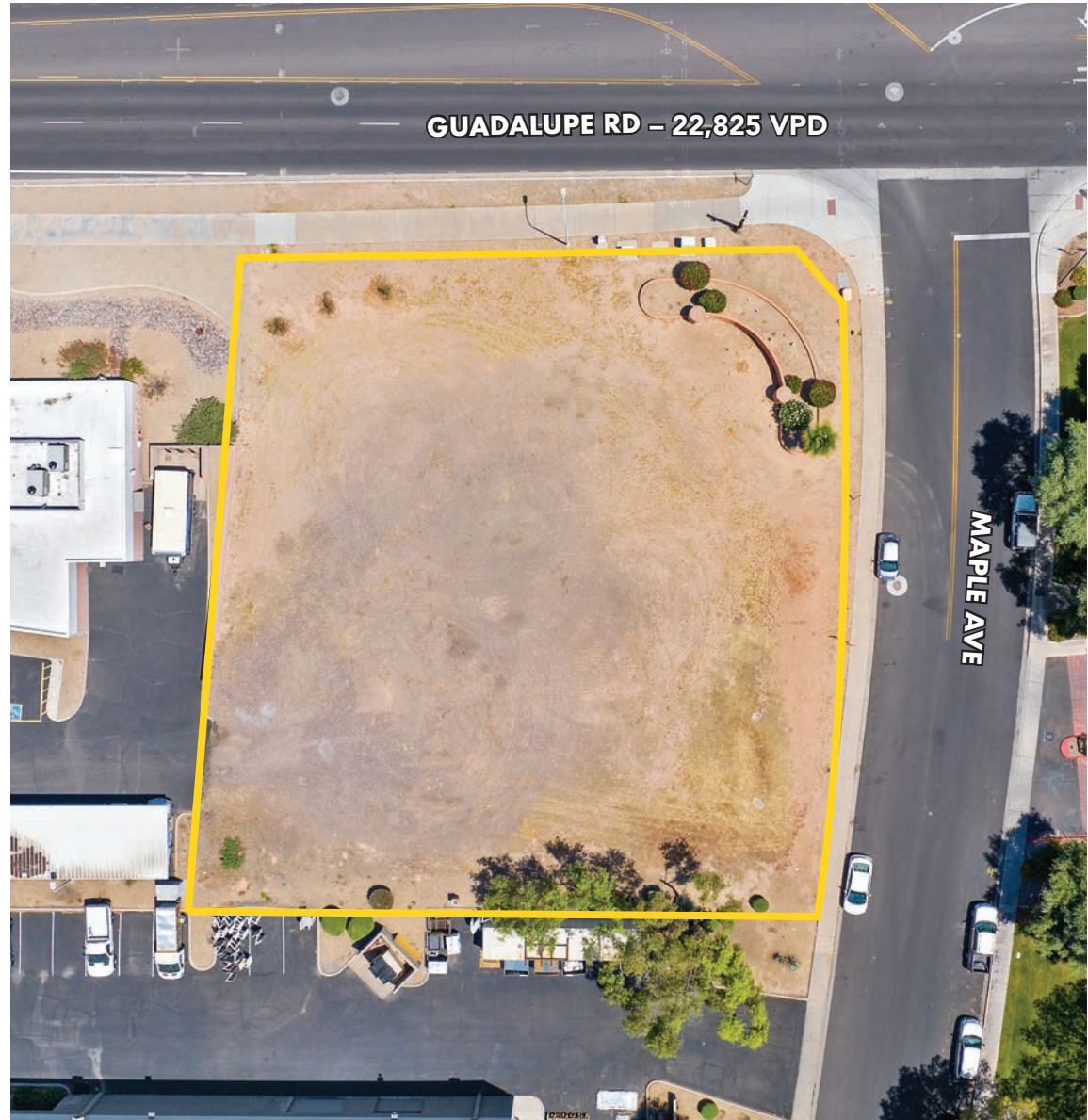
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## Site Information

6422 S Maple Ave  
Tempe, Arizona 85283

- 0.55 Acres of Land
- GID Zoning, City of Tempe
- Easy Access to Major Freeway Systems
  - » US-60 (2 Miles)
  - » I-10 (4 Miles)
  - » Loop 101 (5 Miles)
- APN: 301-47-932
- Clean Phase I Completed 2018
- Asking Sales Price: \$850,000



The information contained herein has been obtained from sources we believe to be reliable, however, Rein & Grosseohme and its agents have not conducted any investigation regarding these matters and make no warranty or representation expressed or implied regarding the accuracy or completeness of the information. Interested parties need to verify any information that is critical to their decision process and bear all risk for inaccuracies. References to square footage or age are approximate.

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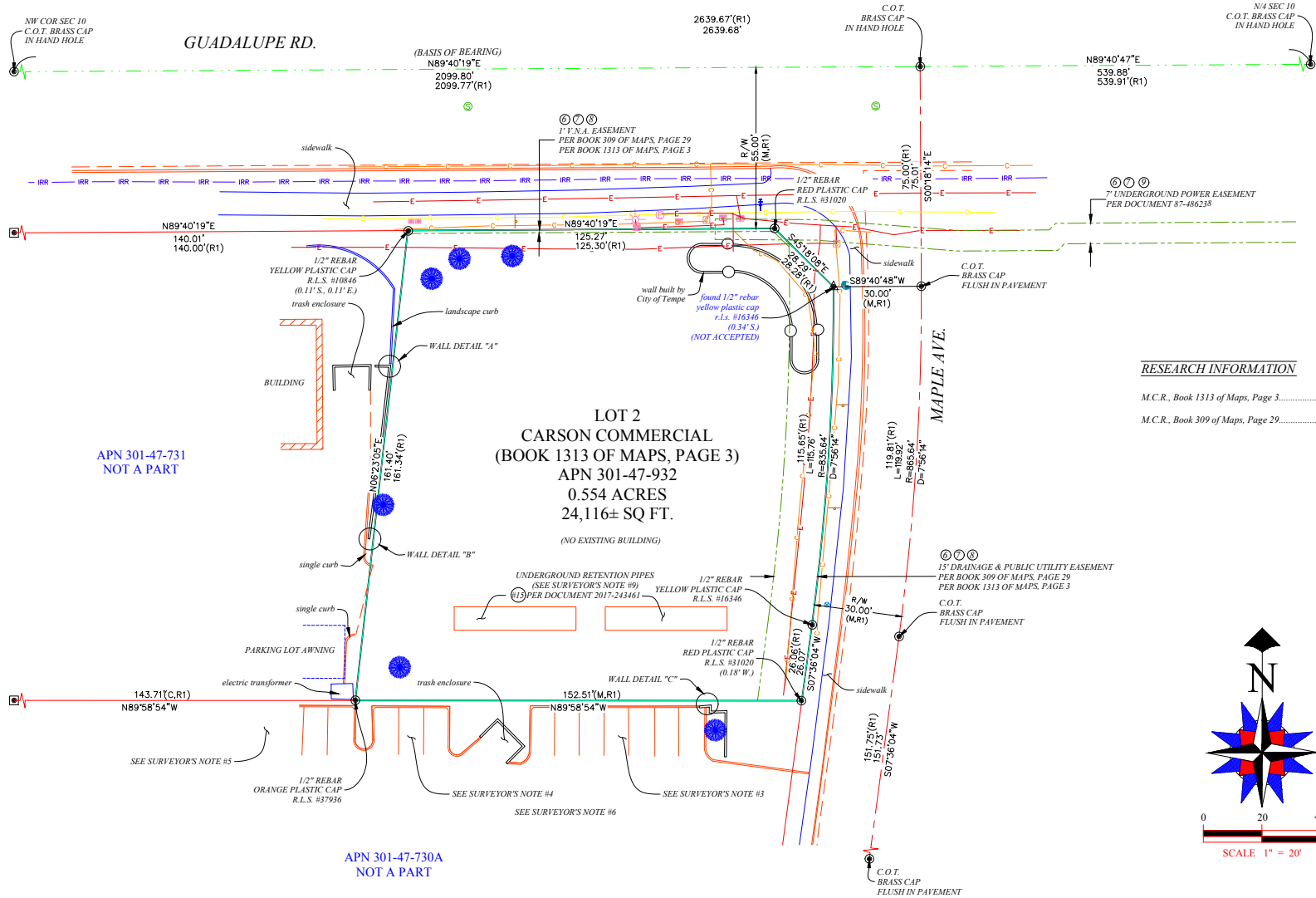
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## Site Survey

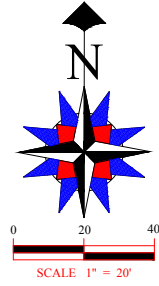


### LEGEND

- ⊙ = Found monument as noted
- ⚠ = Set 5/8" rebar with tag #64347 or noted otherwise
- ⊠ = Calculated position / not set
- = Section line
- - - = Centerline
- - - = Easement line
- - - = Edge of pavement
- - - = Electric bluestake line
- - - = Gas bluestake line
- - - = Communication bluestake line
- - - = Irrigation bluestake line
- ⊕ = Fire hydrant
- ⊗ = Water valve
- ⊙ = Electric meter
- ⊞ = Electric box
- ⊠ = Cable box
- ⊞ = Irrigation box
- ⊙ = Light pole
- ⊞ = Utility pole
- ⊙ = Sewer manhole
- ⊞ = Sign
- ⊙ = Tree
- M.C.R. = Maricopa County Recorders
- C.O.T. = City of Tempe
- R.L.S. = Registered Land Surveyor
- A.L.T.A. = American Land Title Association
- N.S.P.S. = National Society of Professional Surveyors
- SEC = Section
- COR = Corner
- (R) = Research document distance
- (M) = Measured distance
- (C) = Calculated distance
- N.T.S. = Not to scale
- ⊙ = Reference number to Schedule B Part Two

### RESEARCH INFORMATION

M.C.R., Book 1313 of Maps, Page 3.....  
 M.C.R., Book 309 of Maps, Page 29.....



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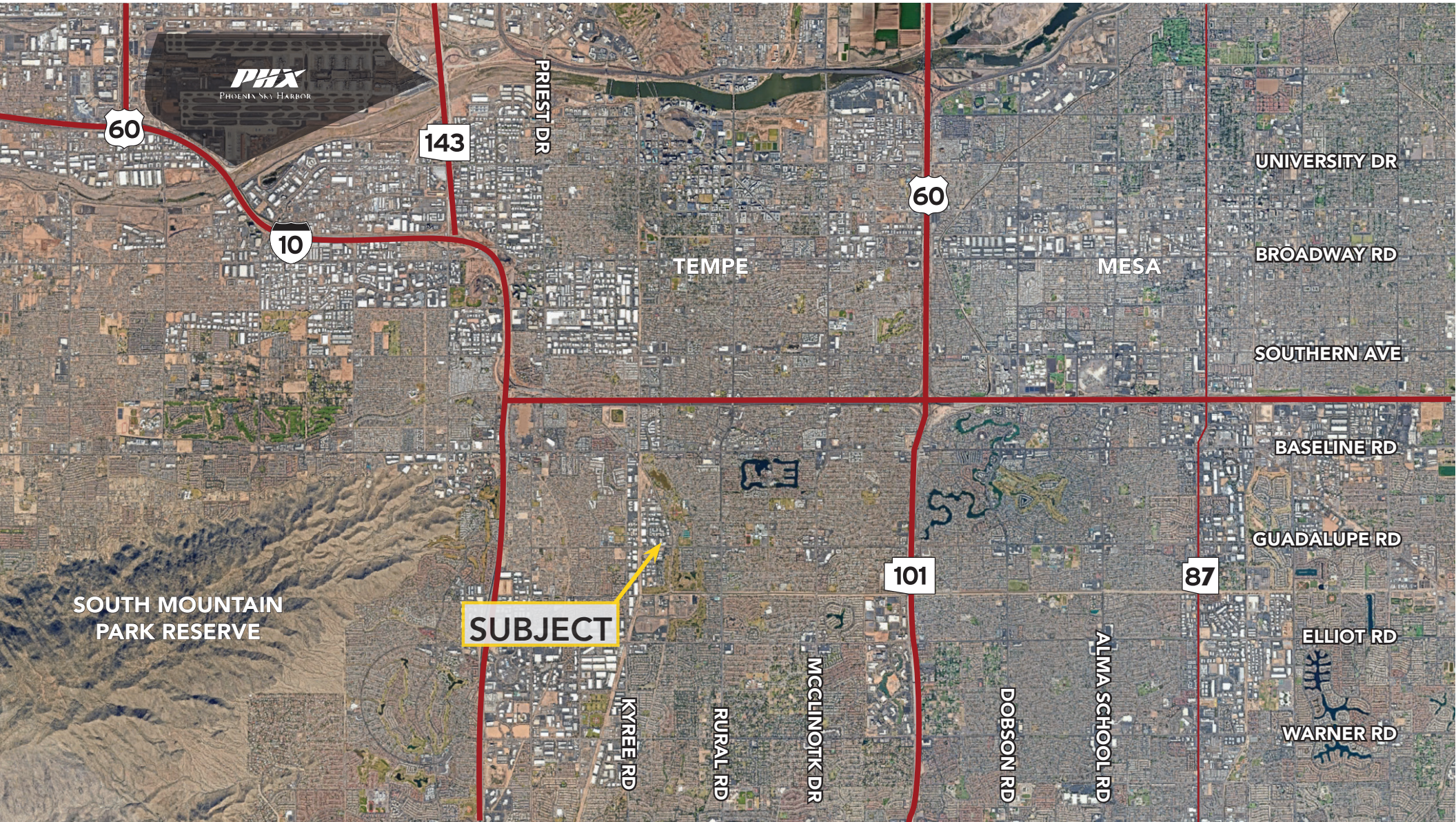
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## Location Maps



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