



# INDUSTRIAL SERVICE FACILITY FOR SALE/LEASE

4932 W Pasadena Ave, Phoenix, AZ

±51,502 SF ON ±5 ACRES



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

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## Site Information



4932 W Pasadena Ave

Phoenix, AZ

- ±51,102 SF Building with ±11,000 SF Office Space
- ±5 AC Site Suitable for Outdoor Storage
- Seven (7) Dock High Loading Doors
- Two (2) Oversized Grade Level Doors
- Zoned M-2, Heavy Industrial
- Fire Sprinklered
- 1000 Amp, 277/480v, 3 Phase
- Masonry Construction
- BNSF Rail Capable
- Significant Renovations Recently Completed
- Less than 5 Minutes to US-60/Grand Ave and 10 Minutes to I-10
- Ideal Uses Include: Equipment Rental, Truck & Trailer Repair, Heavy Manufacturing, Industrial Service Facility



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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Property Photos

**R&G**  
REIN & GROSSEHME  
COMMERCIAL REAL ESTATE



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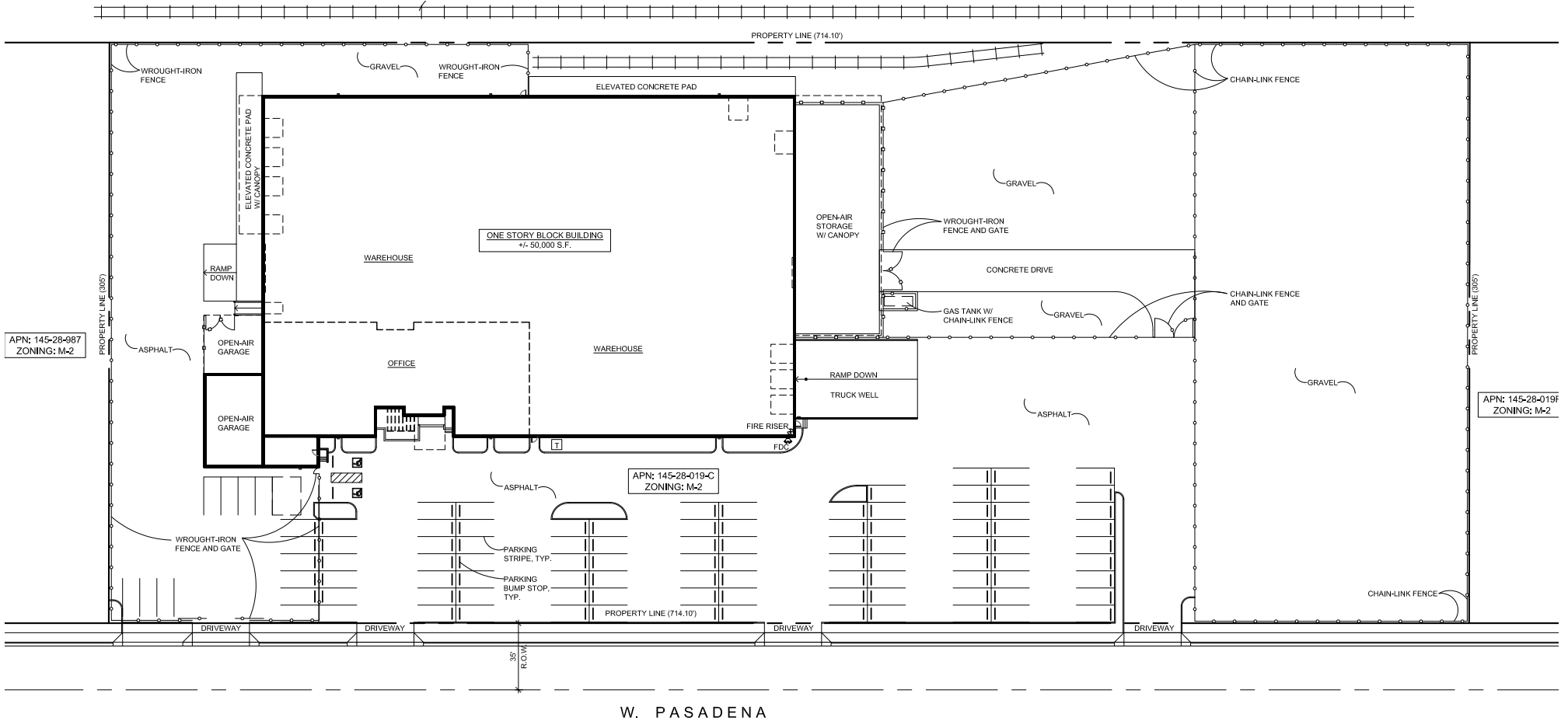
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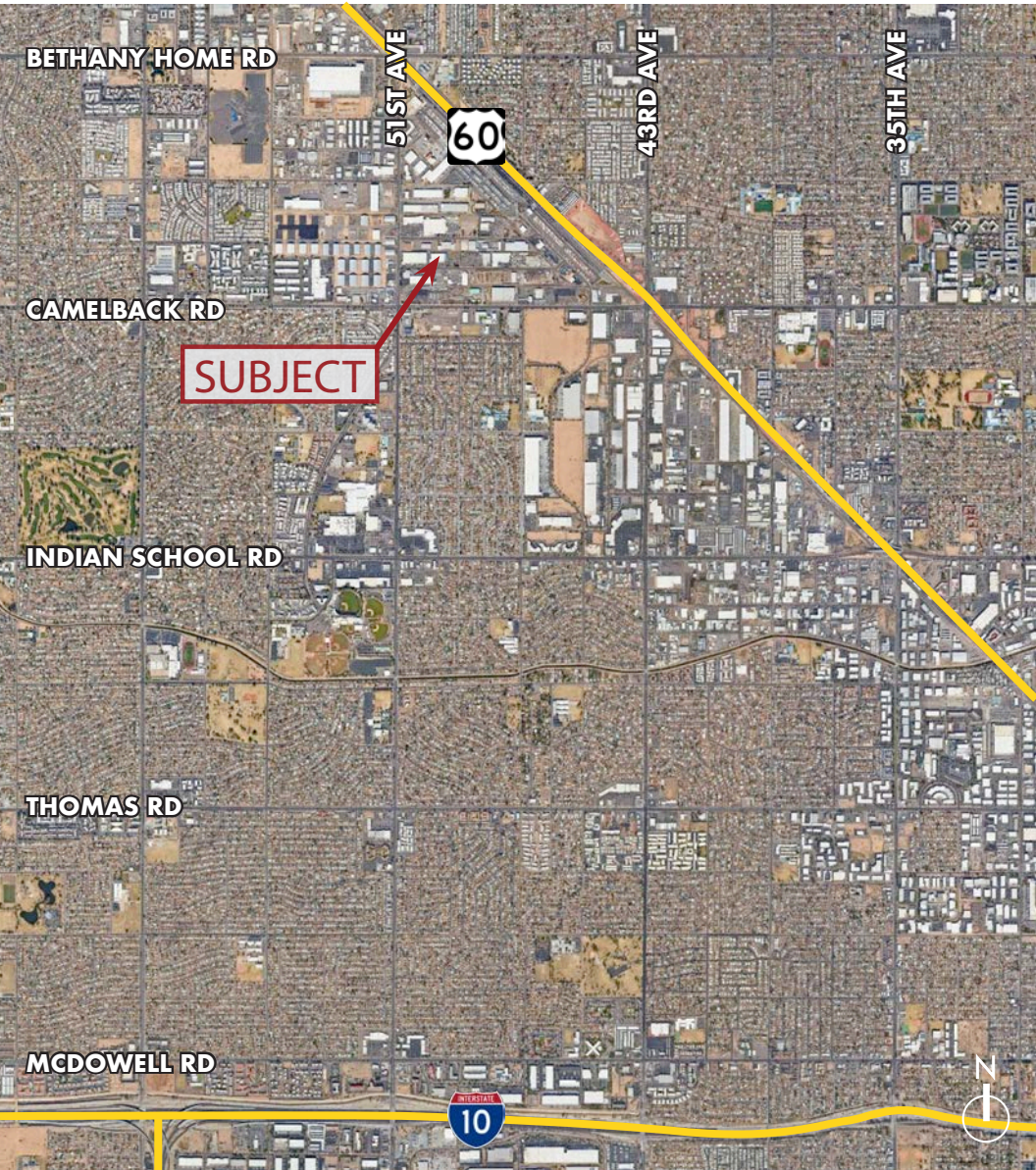
## Site Survey



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## Location Maps



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