



# ±133 ACRES FOR SALE IN THE HEART OF SOUTHWEST PHOENIX IDEAL INDUSTRIAL OUTDOOR STORAGE OR REDEVELOPMENT SITE

3635 S 43rd Ave Phoenix, AZ



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Suite 290  
Scottsdale, AZ 85258  
RGcre.com

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## Site Information



» ±15 Acres of Undisturbed Land with ±19,200 SF of Buildings

- ±7,200 SF Office
- ±5,700 SF Miscellaneous
- ±6,300 SF Shop Building

» ±62 Acres of Re-Claimed Land

- » ±56 Acre Open Pit Mine
- » Site Zoned A-2 (Heavy Industrial), City of Phoenix

» ±26.5 Acres Currently Leased with Income to National Credit Tenants

- » Lighting, Power and Water Throughout Site
- » Partially Paved, Crushed Aggregate Base

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## Rent Roll

TENANT	PARCEL	ACRES OCCUPIED	RENT/MONTH GROSS	ANNUAL INCREASES	LEASE EXPIRES
M&P Transport	1	12.78	-	-	2 years after close of escrow rent free
WYCO	2	2.00	\$8,000	3%	01/31/2026
TKO	3	7.46	\$19,210	Rate Increase 4/24 \$24,245/month with 7% Increase in 2025	04/30/2026
Summit Industrial	4 & 5	13.84	\$76,120	-	02/28/2024
Rio Salado Materials Group	Portion of Pit	12.00	\$18,000	-	Lease payments will commence upon receipt of permit to fill pit
Riddle Construction	8	2.71	\$10,000	-	03/21/26
Summit Line Construction	10	3.04	\$15,200	-	09/30/2025
My Container Now	11	3.85	\$15,400	-	08/31/2026

<b>TOTALS</b>	<b>51.12</b>	<b>\$136,330</b>
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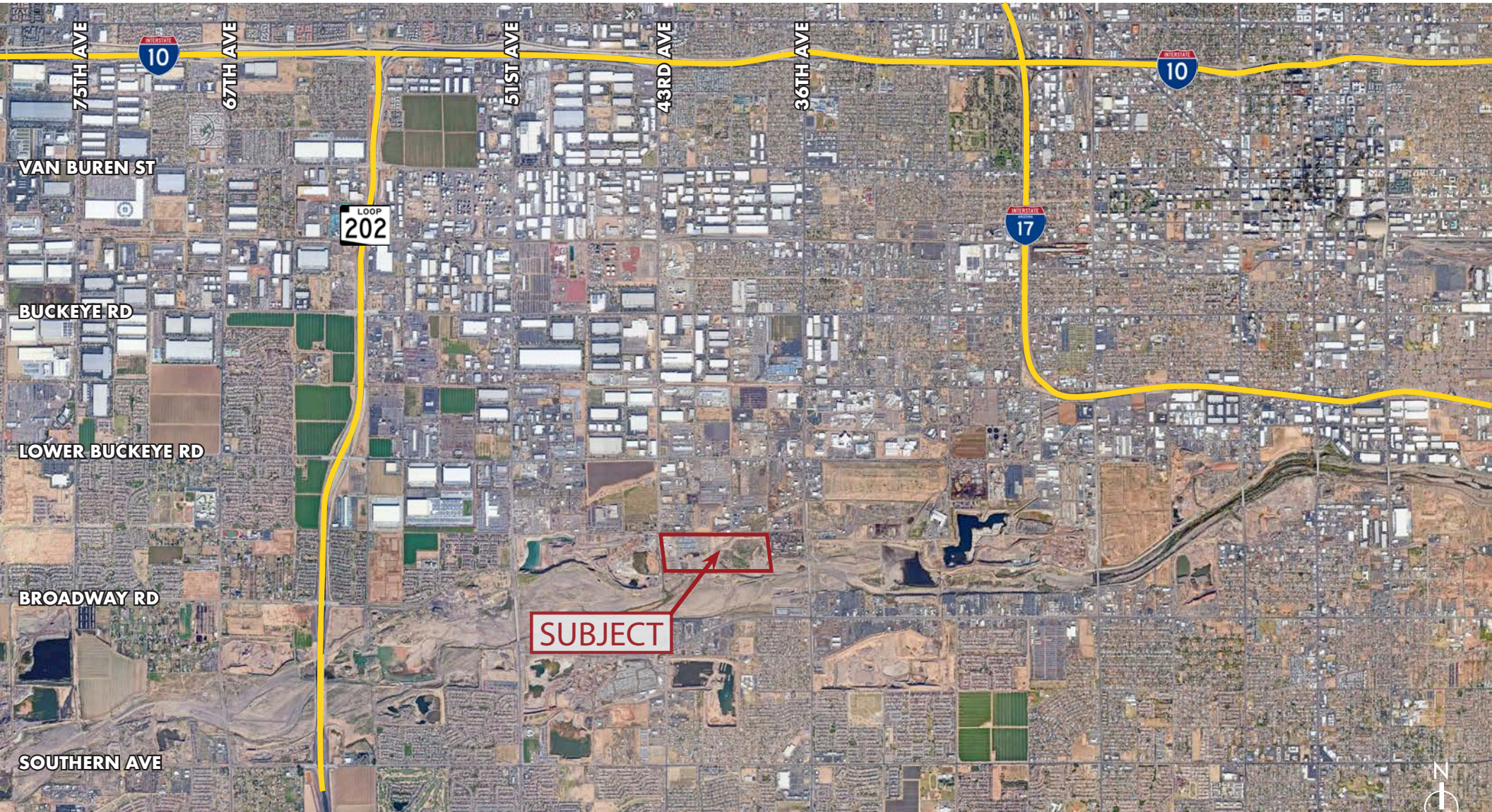
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The information contained herein has been obtained from sources we believe to be reliable, however, Rein & Grosseohme and its agents have not conducted any investigation regarding these matters and make no warranty or representation expressed or implied 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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