

FOR SALE

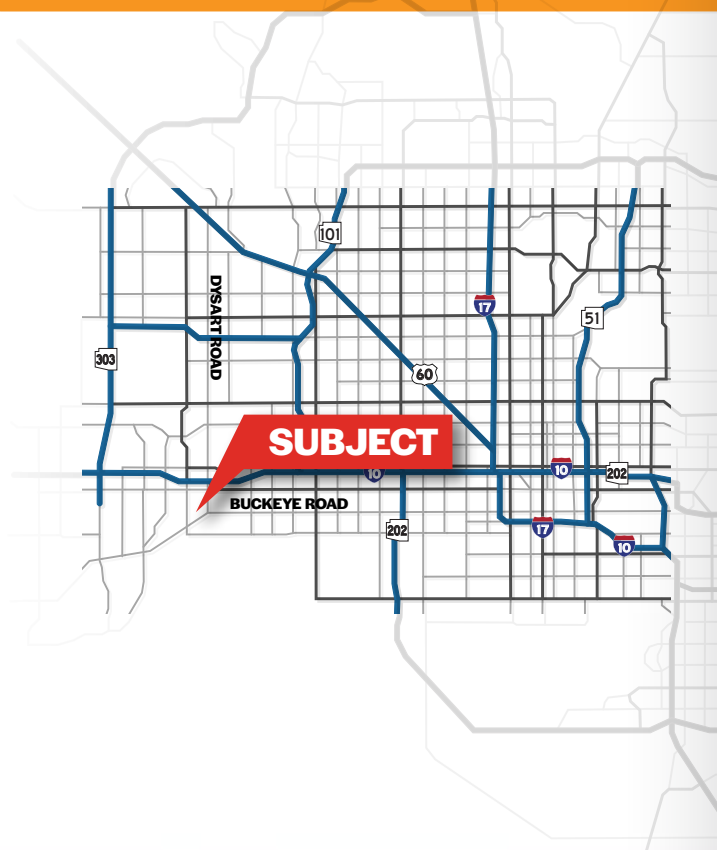
OWNER/USER/INVESTOR



439 SOUTH 3RD AVENUE
AVONDALE, ARIZONA 85323

PROPERTY OVERVIEW

- \$5,900,000 Sale Price (\$160 PSF)
- ±36,761 Square Foot Building
- ±5.80 Acre Total Lot Size
 - ±4.16 Acres Available
 - ±1.64 Acres Leased
- Owner/User/Investor
- A-1, City of Avondale Zoning
- 1,600 Amp, 120/240V, 3 Phase Power
- 3 Truckwell Positions
- ±12'5" Clear Height
- Evaporative Cooled Warehouse
- Fire Sprinklered
- Natural Gas
- Solar Panel System
- New Roof in 2025
- 2025 Real Estate Taxes: \$45,845



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LEASE SUMMARY

- \$7,305 per Month
- Lease through 11/30/27
- ±71,500 Square Feet
- Tenant: Brightview Landscaping



FOR MORE INFORMATION

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