



**\$12,992/MONTH  
MODIFIED GROSS**

**4239 NORTH 40TH AVENUE  
PHOENIX ARIZONA, 85019**

**NICK DEPAUL** +

**PRESTON BRIMHALL**

Partner/Designated Broker

(480) 414-3818

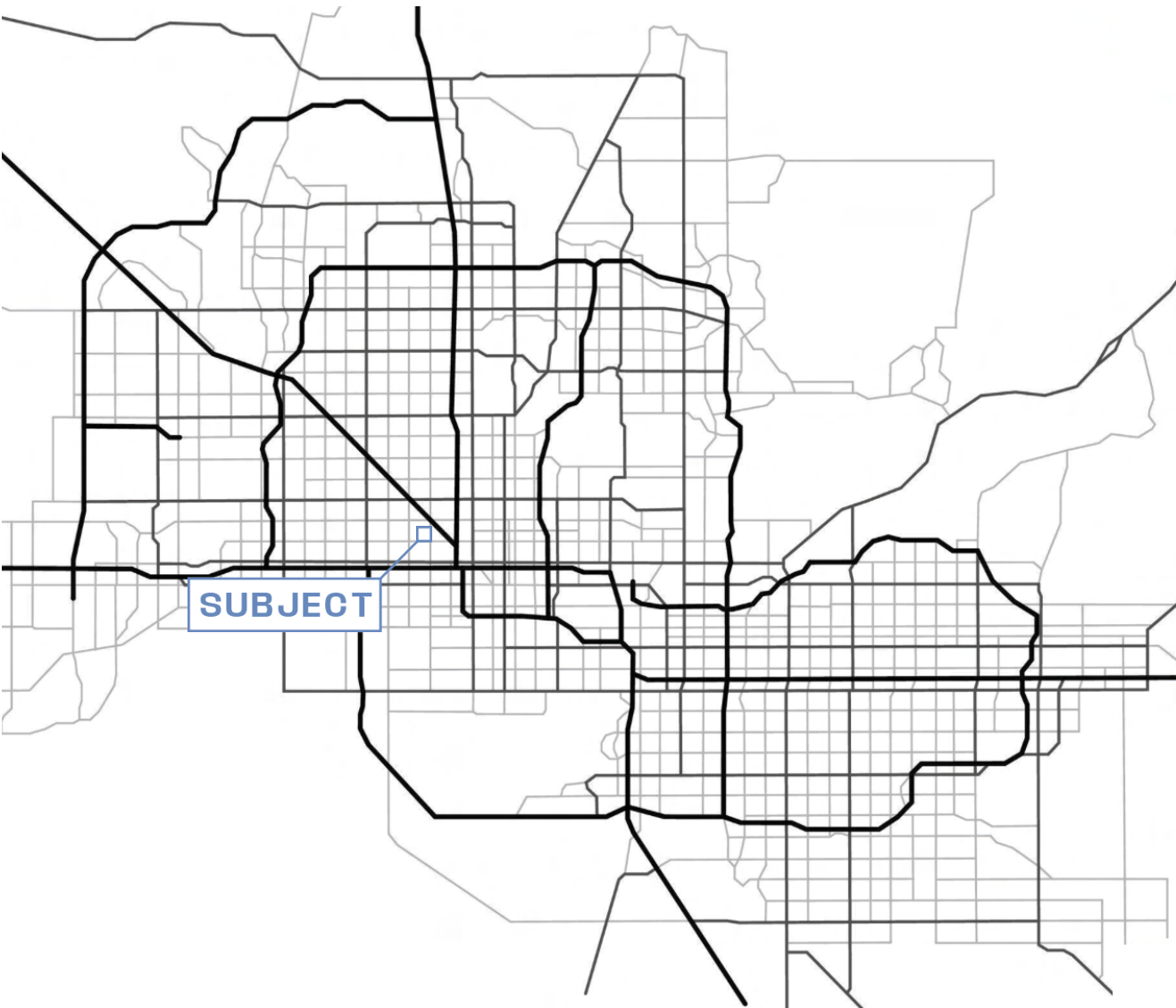
Nick@basiscommercial.com

Partner

(602) 619-9350

Preston@basiscommercial.com





## 4239 NORTH 40TH AVENUE PHOENIX, ARIZONA 85019

### PROPERTY DETAILS

- +/- 14' Clear Height
- Gated Yard
- Grade Level Loading
- Double Truckwell
- Minimal Office
- 1,000 Amps 120/208V Power
- Heavy Zoning

### PROPERTY OVERVIEW

**±12,992**

Total SF

**±0.59 ACRES**

Site Size

**A-2**

City of Phoenix Zoning

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