



FOR SALE
OR LEASE

9440 N 25th Ave

PHOENIX, AZ 85021



Education/Government Buildout directly next to I-17

TYLER SMITH
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Mathews**

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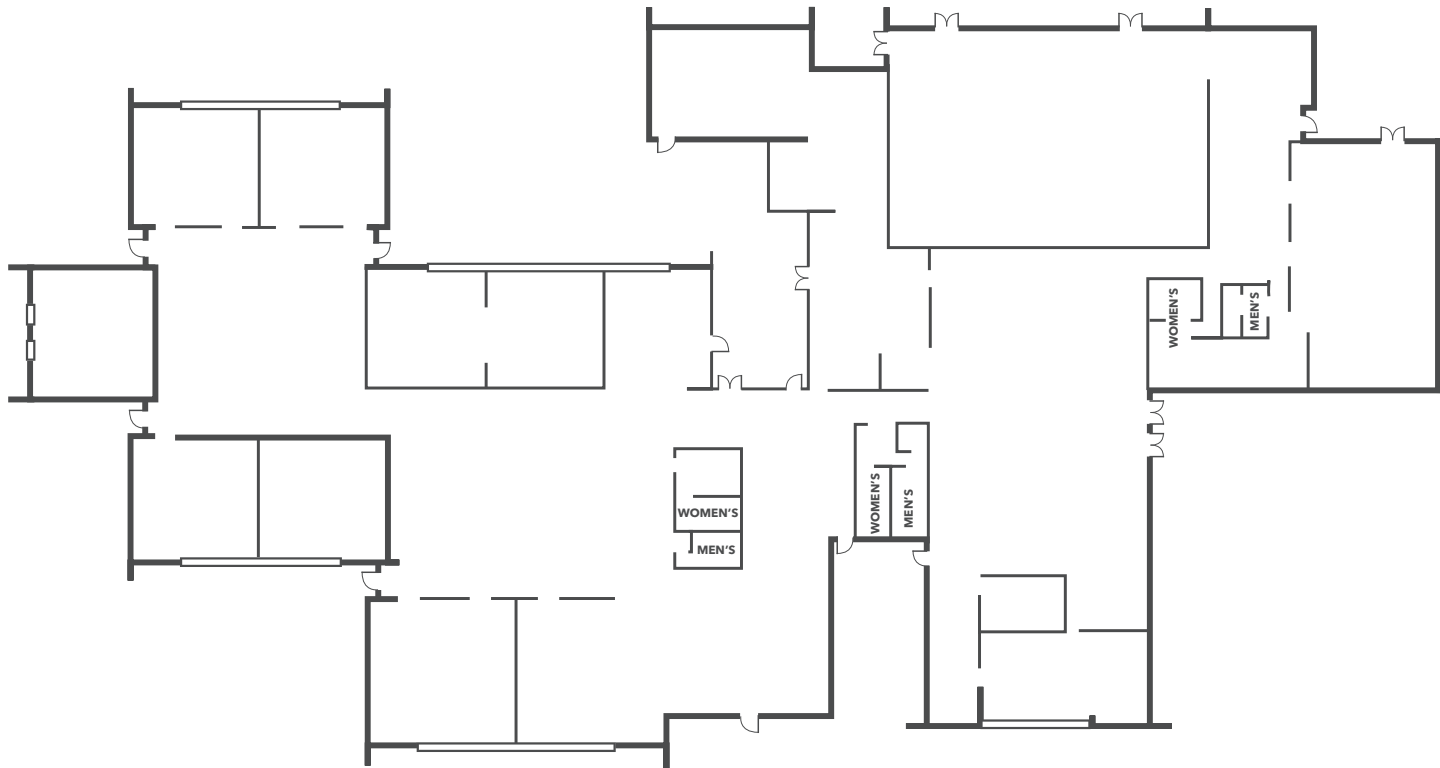
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Floorplan



±51,391

SQUARE FEET

UPON REQUEST

FULL SERVICE / LEASE RATE

NEGOTIABLE

SALES PRICE

PROPERTY DETAILS

Bldg Floors	One (1)
Year Built	1983
Land Size	Five (5) acres
Parking	3.34/1,000 SF
Zoning	A-1
Tenancy	Single-Tenant
Parcel Number	149-12-004G

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PROPERTY HIGHLIGHTS

SINGLE tenant property

ATTRACTIVE size for I-17 corridor tenants

LOCATED near I-17 freeway

LARGE contiguous space

EXISTING layout favors education or government users

FUTURE light rail nearby

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