

FOR SALE/LEASE
4022 W LINCOLN ST
PHOENIX, ARIZONA 85009



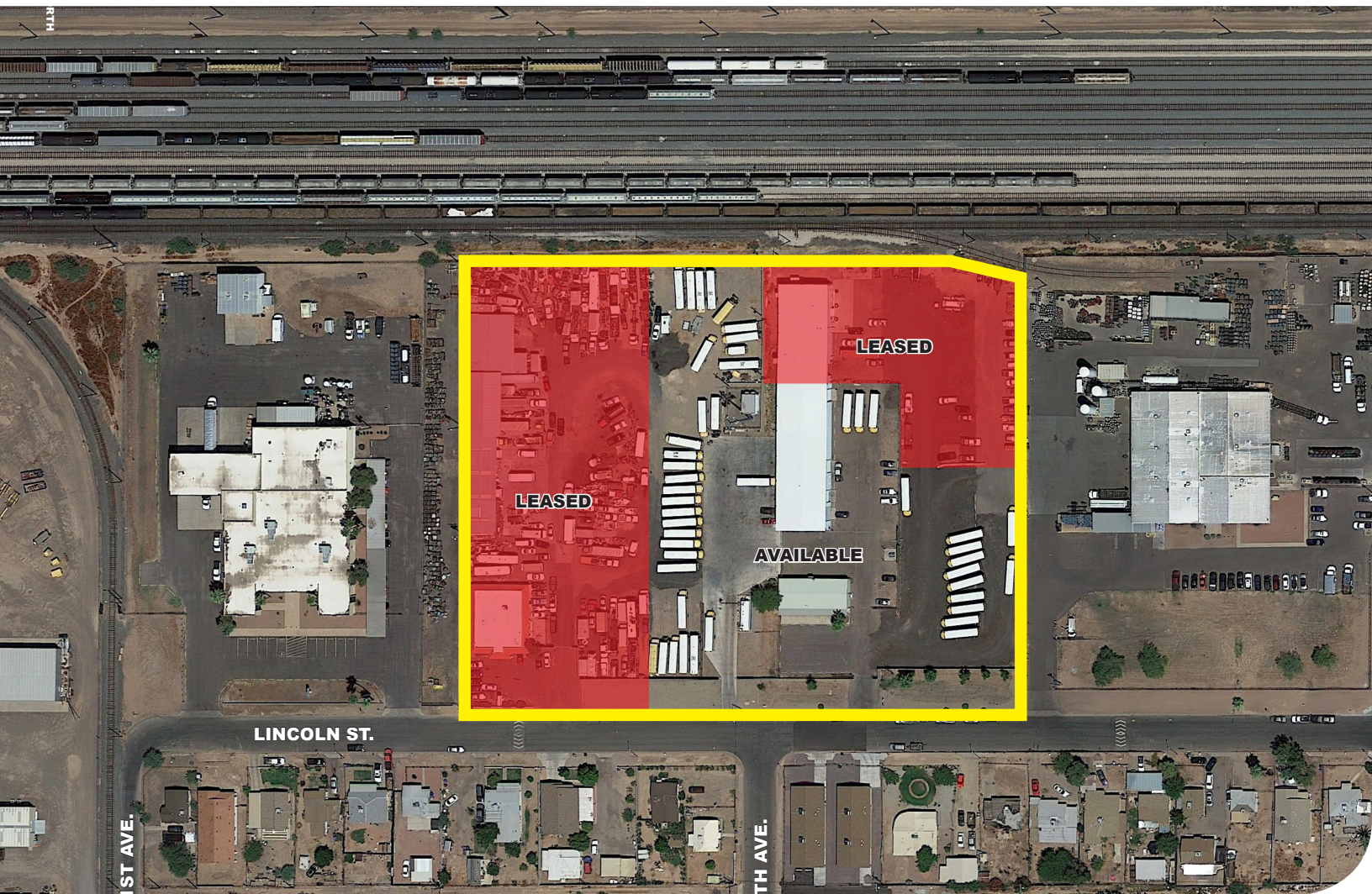
FEATURES

- Total Lot Size: 5.93 Acres
- Total Building SF: \pm 5,200 Office
- \pm 16,000 SF Shop/ Canopy
- Available SF: \pm 2,100 SF Office
- \pm 7,500 SF Shop
- \pm 2.37 Acres
- Zoning: A-2, Heavy Industrial
- Clear Height: 12'-16'
- Fenced/ Paved Yard
- Drive Through Maintenance Shop
- 2019 Property Taxes: \$28,315
- Existing Income: \$11,900/mo
- Income Producing Cell Tower
- Lease Rate: \$13,000/mo Gross
- Sales Price: \$3,200,000
- Owner/Agent

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