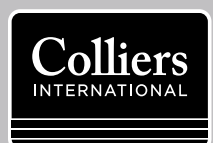


OFFICE | WAREHOUSE | FENCED YARD  
**BILLBOARD | EXCESS LAND**

For Sale or Lease

**9119/9125**

N. SEVENTH STREET





Sale Price: \$1,450,000 (\$120.26/SF)

Lease Rate: \$14.50 NNN

## BUILDING HIGHLIGHTS

- + ±12,057 SF building including ±2,363 warehouse
- + Secured fenced yard
- + Large monument sign
- + Large billboard leased to CBS Outdoor
- + Great North Central location
- + Total land area ±57,586 SF
- + Zoned C-3, City of Phoenix
- + Entire property leased through 9/30/2018



OFFICE WAREHOUSE  
BUILDING

±12,057 SF



PRE-OWNED  
CAR LOT

±16,957 SF



SECURED FENCED  
WORKSPACE

±20,038 SF



TWO LAND  
PARCELS

±57,586 SF



This is a great opportunity to own a well-constructed office warehouse property in North Central Phoenix. The property was originally built by a plumbing contractor to house their business and the building consists of an  $\pm 9,664$  SF of office space and  $\pm 2,363$  SF of warehouse. There is also covered outdoor workspace in a secured fenced yard that is approximately 20,038 SF in size. Just under 18,000 SF of the land is leased to a pre-owned car lot. Additional income is generated from a large billboard which is leased to CBS Outdoor. There is also a large monument sign with high visibility on 7th Street. The property is surrounded by amenities and conveniences for running a business. Housing for both executives and employees is located near the property. This property is 100% leased through September 30, 2018.



**Additional income is generated from**

**a large billboard which is leased to CBS Outdoor**





For More Information

Please Call

**JOHN BARNES**

Vice President

DIR +1 602 222 5042

[john.barnes@colliers.com](mailto:john.barnes@colliers.com)



Colliers International  
2390 E. Camelback Road, Suite 100  
Phoenix, AZ 85016  
[www.colliers.com/greaterphoenix](http://www.colliers.com/greaterphoenix)

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