

FOR SALE
12555 GRAND AVENUE
EL MIRAGE, ARIZONA 85335

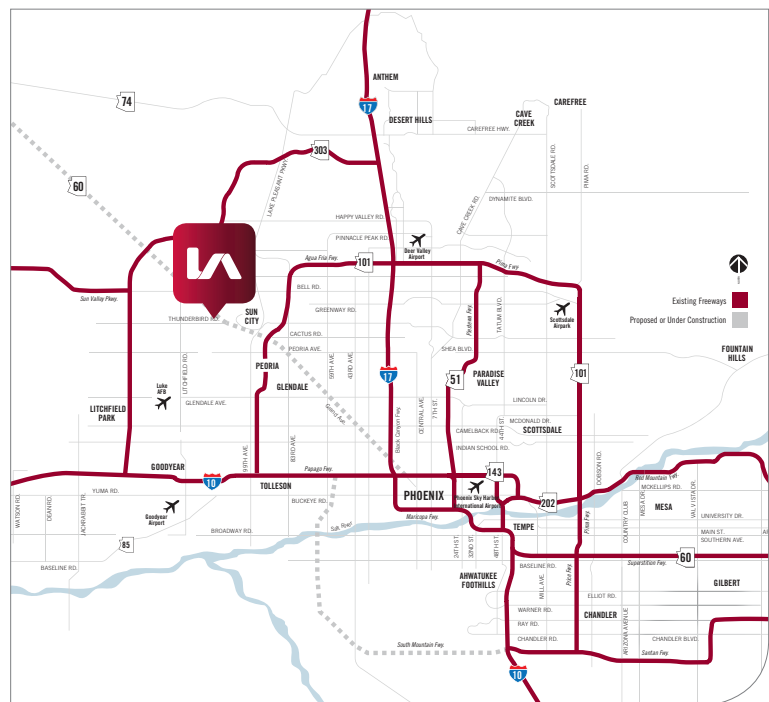
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



FEATURES

- ±9,541 SF Freestanding Building
- ±1.31 Acre Lot
- 170' Visibility on Grand Avenue
- 10% Office Buildout
- Six (6) 12' x 12' Grade Level Doors
- ±9,763 SF Fenced, Secure Yard
- Evap Cooled Warehouse
- 33 Parking Stalls
- Heavy Power
- **Sale Price: \$2,300,000.00 (\$241.06/SF)**

Conner Lee
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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