CONTRACTOR FACILITY FOR SALE | ±2,690 SF ON ±0.65 AC
8871 N 79TH AVE. PEORIA, AZ 85345

8767 E. Via de Ventura #290
Scottsdale, AZ 85258
RGcre.com

MAX **SCHUMACHER**, SIOR
480.214.9403
Max@RGcre.com

PATRICK **SHEEHAN**, SIOR
480.214.9405
Patrick@RGcre.com

JACK **HANSEN**
480.214.9421
Jack@RGcre.com

PROPERTY OVERVIEW

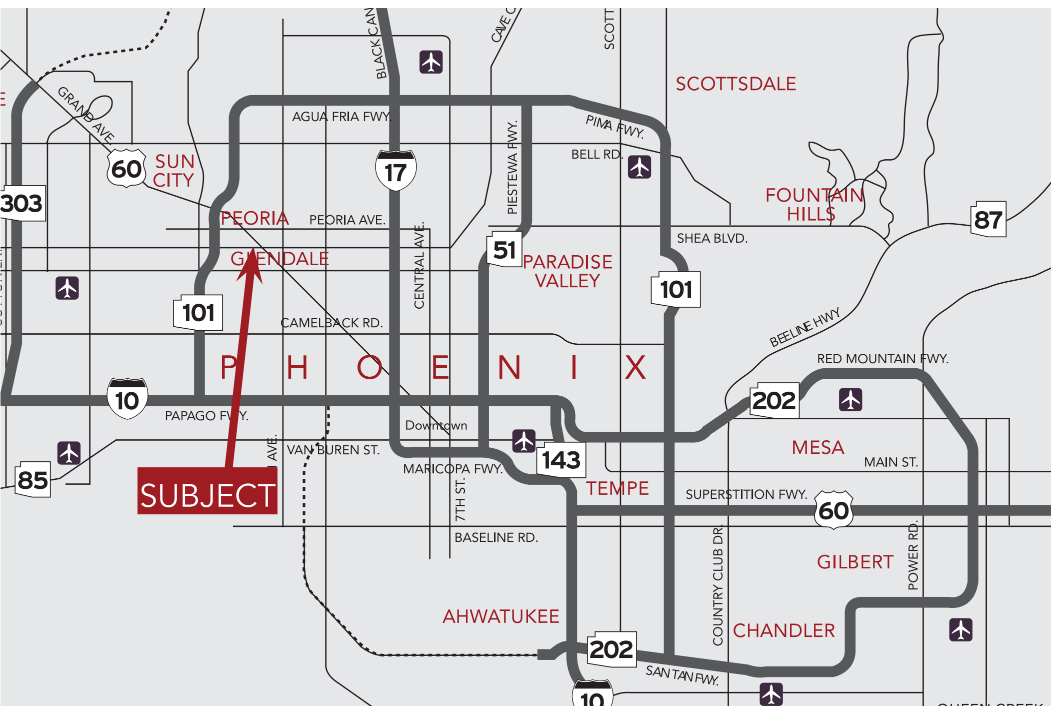
±2,690 SF
Building Size

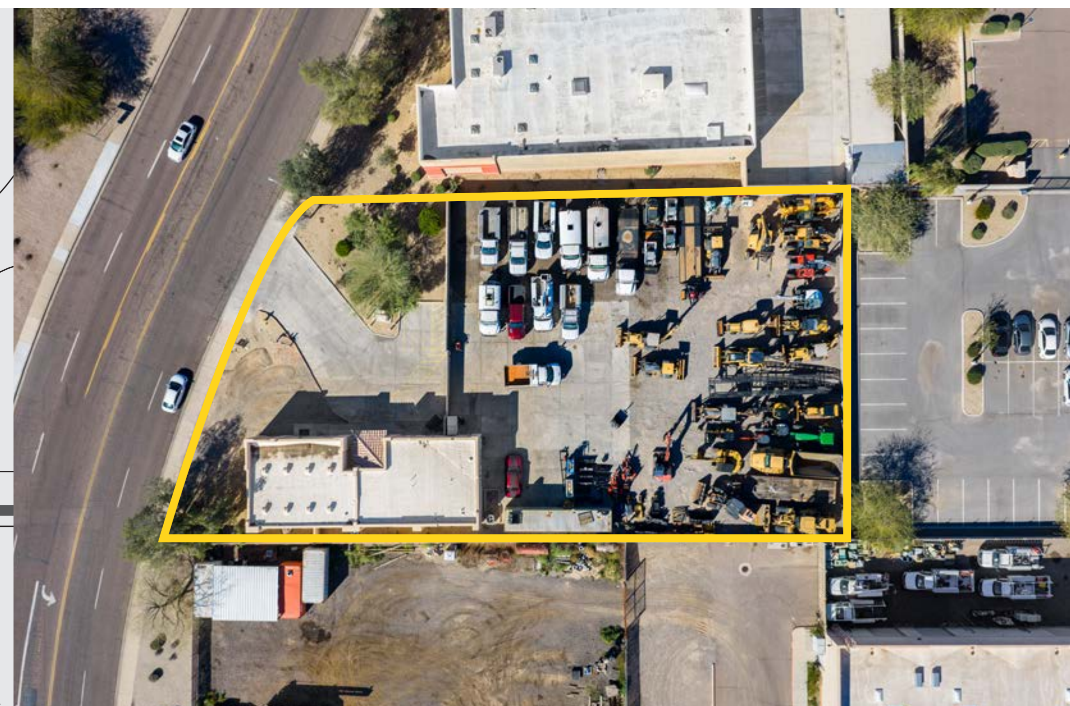
±0.65 AC
Site Size

$1,350,000
Sales Price

PROPERTY HIGHLIGHTS

- 2,690 SF Industrial Office
- 0.65 AC | Majority Concrete Paved
- Fenced and Secured Yard
- Zoned I-1
- Minutes to US-60/Grand Ave
- Leased through February 2027
- Tenant Currently Paying $5,622.77 Per Month NNN

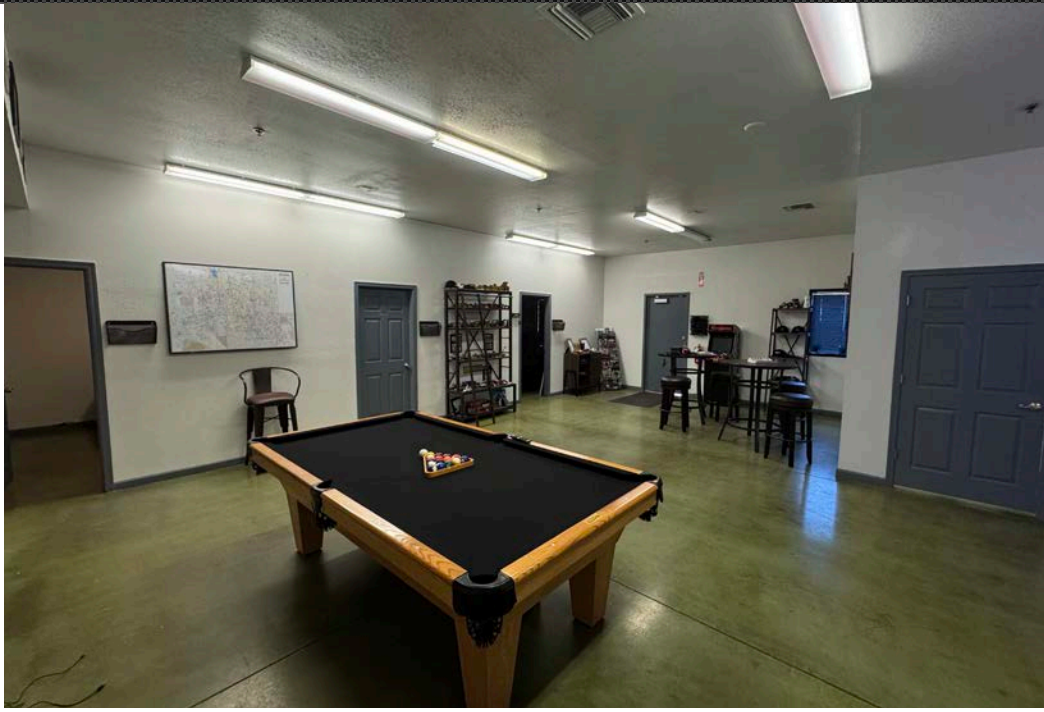


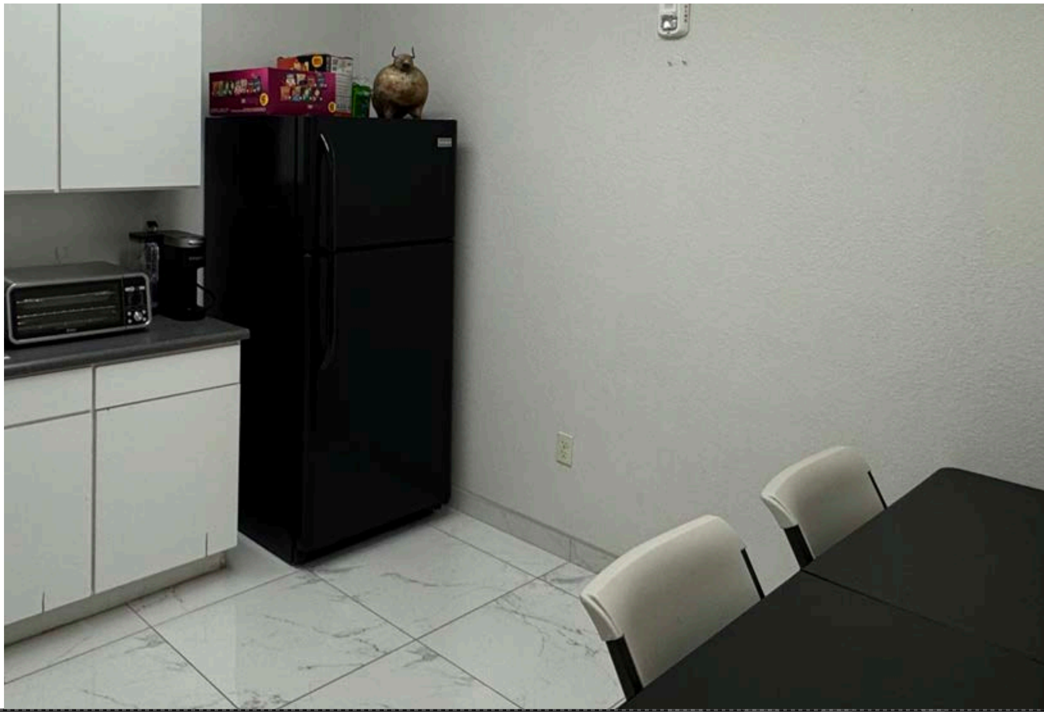


MAX **SCHUMACHER**, SIOR PATRICK **SHEEHAN**, SIOR JACK **HANSEN**

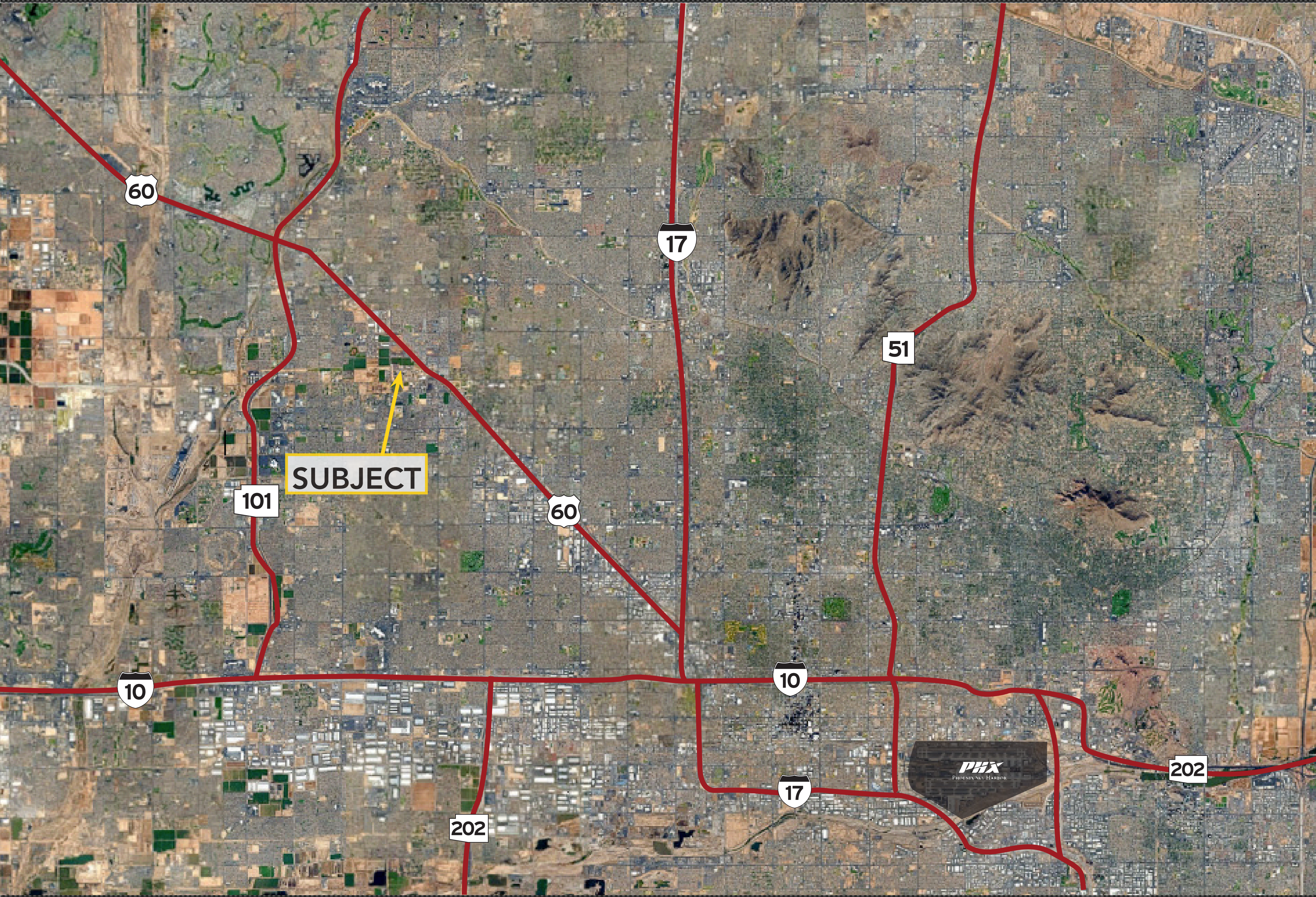

PES
PAYNE EQUIPMENT
SALES LLC
USED AUTO SALES DEALER
8871


8871
PES





MAX **SCHUMACHER**, SIOR PATRICK **SHEEHAN**, SIOR JACK **HANSEN**



MAX **SCHUMACHER**, SIOR PATRICK **SHEEHAN**, SIOR JACK **HANSEN**

DISCLAIMER:

This information package has been prepared to provide a general overview of the property and to establish preliminary interest among potential buyers. It is not intended to serve as a comprehensive analysis of the property, nor does it replace a thorough due diligence investigation. Rein & Grossoehme and its agents have not conducted independent investigations regarding the property, its tenants, operational history, financials, leases, square footage, age, environmental conditions (including but not limited to contaminants, mold, asbestos, or pollutants), or compliance with local, state, and federal regulations. No warranties or representations are made regarding the financial condition, business performance, or intentions of any tenant occupying the property. The information provided herein has been obtained from sources deemed reliable; however, Rein & Grossoehme and its agents make no guarantees or assurances regarding its accuracy or completeness. Any projections, estimates, or financial models included are for illustrative purposes only and do not necessarily reflect actual or future property performance.

PROSPECTIVE BUYERS ARE STRONGLY ENCOURAGED TO CONDUCT THEIR OWN INDEPENDENT INVESTIGATION OF ALL PHYSICAL, FINANCIAL, AND OPERATIONAL ASPECTS OF THE PROPERTY TO DETERMINE ITS SUITABILITY FOR THEIR NEEDS. WE FURTHER RECOMMEND CONSULTING WITH LEGAL, TAX, AND FINANCIAL PROFESSIONALS REGARDING ANY CONSIDERATIONS THAT MAY IMPACT THE DECISION TO PURCHASE THE PROPERTY.

CONFIDENTIALITY:

The information contained in this package, along with any additional materials provided by Rein & Grossoehme, is strictly confidential and intended solely for evaluating the potential acquisition of the property. This information may not be copied, shared, or used for any purpose other than property evaluation. Should this information be shared with third parties for advisory purposes, those parties must also be informed of its confidential nature and agree to maintain strict confidentiality. Prospective buyers may not communicate with tenants or employees of the property without prior written consent from the property owner or the owner's designated representative.

NON-CIRCUMVENTION:

All inquiries, discussions, and negotiations related to the sale of this property must be conducted through Rein & Grossoehme Commercial Real Estate. Prospective buyers and their agents agree not to engage directly with the property seller regarding the transaction. Brokers who fail to adhere to this requirement waive any right to commission-sharing arrangements with Rein & Grossoehme.