

## OFFERING MEMORANDUM

# FREESTANDING INDUSTRIAL WAREHOUSE BUILDING FOR SALE

1911 W CHERYL DRIVE  
PHOENIX, AZ 85021

### PRESENTED BY:

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## PROPERTY OVERVIEW

SVN Desert Commercial Advisors is pleased to present for sale a standalone industrial building located within the Black Canyon Commerce Park. This is a rare opportunity for an owner/user to occupy a near 10,000 SF industrial building near the Black Canyon corridor. There is little to no inventory available of this product type within the immediate area. The building features corrugated block construction, with ample power, a 10' x 12' grade level roll-up door, and an 18' clear height in the warehouse portion. The property is well maintained and has had numerous capital upgrades over the recent years including parking lot resurfacing, roof repairs, HVAC replacement, and various interior build-out improvements. In addition to the warehouse space, there are numerous private offices, a conference room, a break room, and additional potential showroom space.

## LOCATION OVERVIEW

The subject property is located along Cheryl Drive in Phoenix. This particular infill corridor along 19th Avenue is full of a variety of service-producing industries that houses nearly 45,000 employees within a 2-mile radius. The intersection of 19th Avenue and Peoria Avenue, which is a major artery to the south, has approximately 30,000 VPD. Nestled between I-17 and SR-51 freeways, this property is conveniently located within a densely populated corridor that features nearly 400,000 residents within a 5-mile radius. North Mountain, Rose Mofford Sports Complex, and Glendale Community College are in close proximity to the building.



# OFFERING SUMMARY

<b>SALE PRICE</b>	<b>SUBJECT TO OFFER</b>
<b>BUILDING SIZE</b>	<b>8,800 SF</b>
<b>LOT SIZE</b>	<b>0.47 ACRES</b>
<b>ZONING</b>	<b>C-3</b>
<b>WAREHOUSE CLEAR HEIGHT</b>	<b>18'</b>
<b>POWER</b>	<b>400 AMPS</b>
<b>CONSTRUCTION</b>	<b>CORRUGATED BLOCK</b>
<b>ROLL UP DOOR</b>	<b>1 (10' x 12')</b>
<b>SUBMARKET</b>	<b>NORTH CENTRAL PHOENIX</b>
<b>YEAR BUILT</b>	<b>1983</b>
<b>MOST RECENT YEAR RENOVATED</b>	<b>2020 (ROOF, Parking Lot, HVAC)</b>
<b>2020 PROPERTY TAX:</b>	<b>\$11,996.31</b>
<b>APN:</b>	<b>149-10-010F</b>





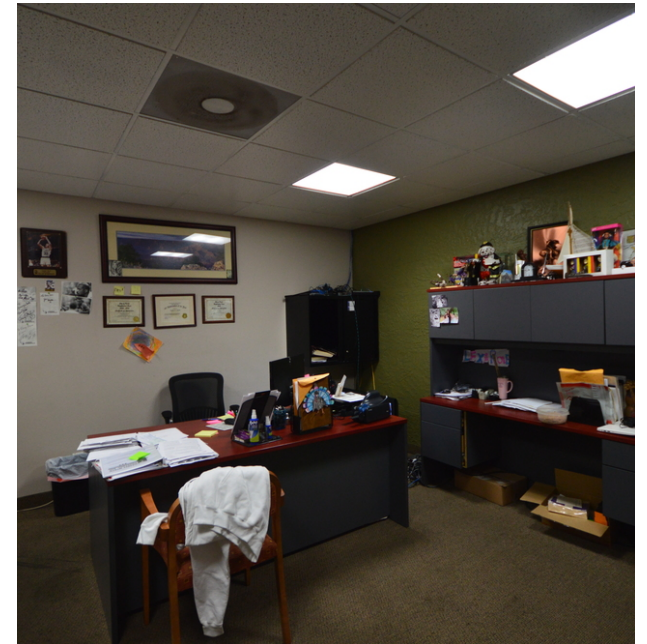
## OFFERING HIGHLIGHTS

- Freestanding Industrial Warehouse Building for Sale
- Subject to Offer
- New Elastomeric Roof Coating in 2020
- Recent Replacement of HVAC Units
- Recent Resealing of the Parking Lot
- Corrugated Block Construction Building
- 18' Clear Height in Warehouse
- 10' X 12' Roll Up Door
- Ample Power w/ 400 Amps
- Close Proximity to the I-17 Freeway
- Additional Parking Along Cheryl Drive

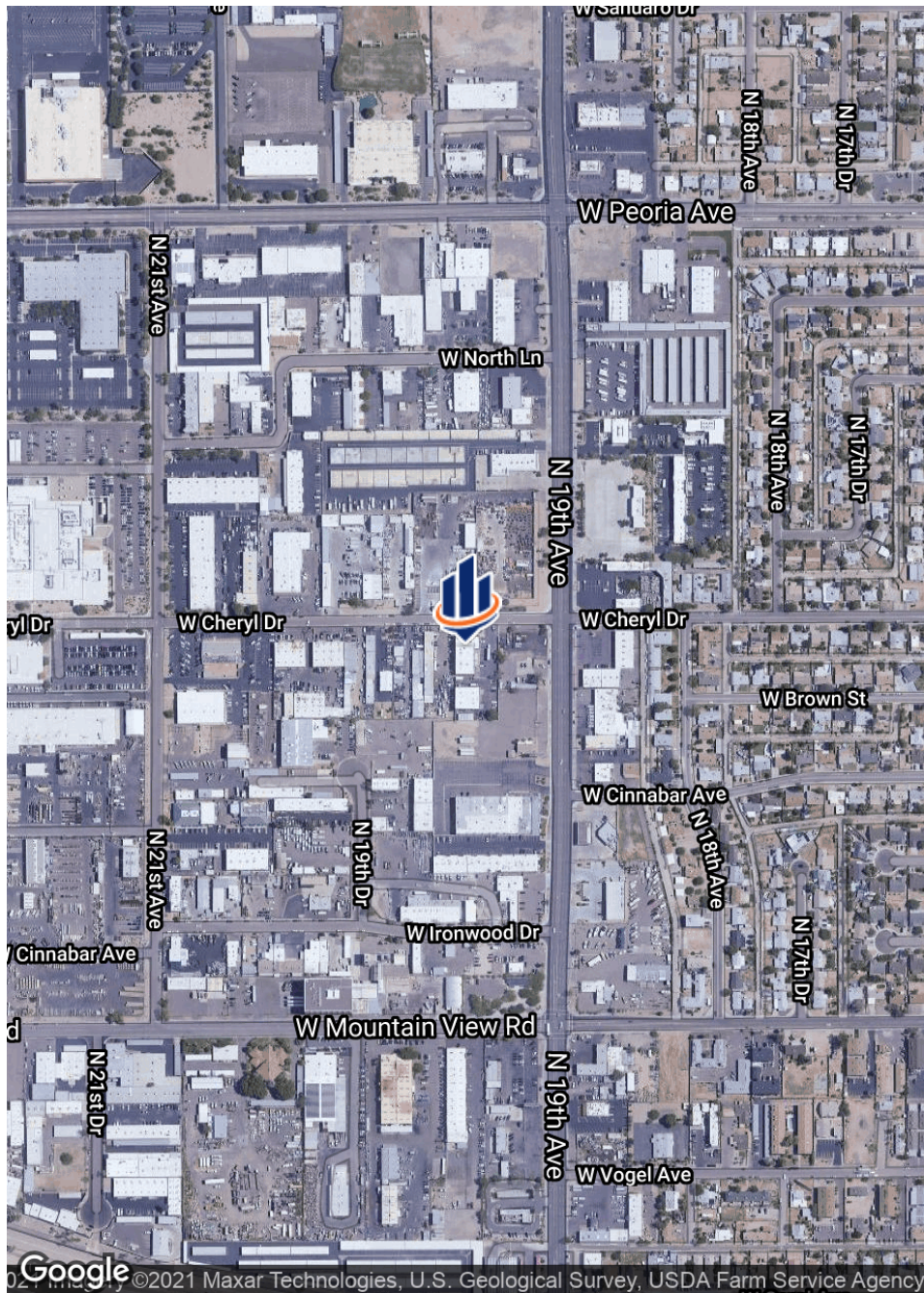




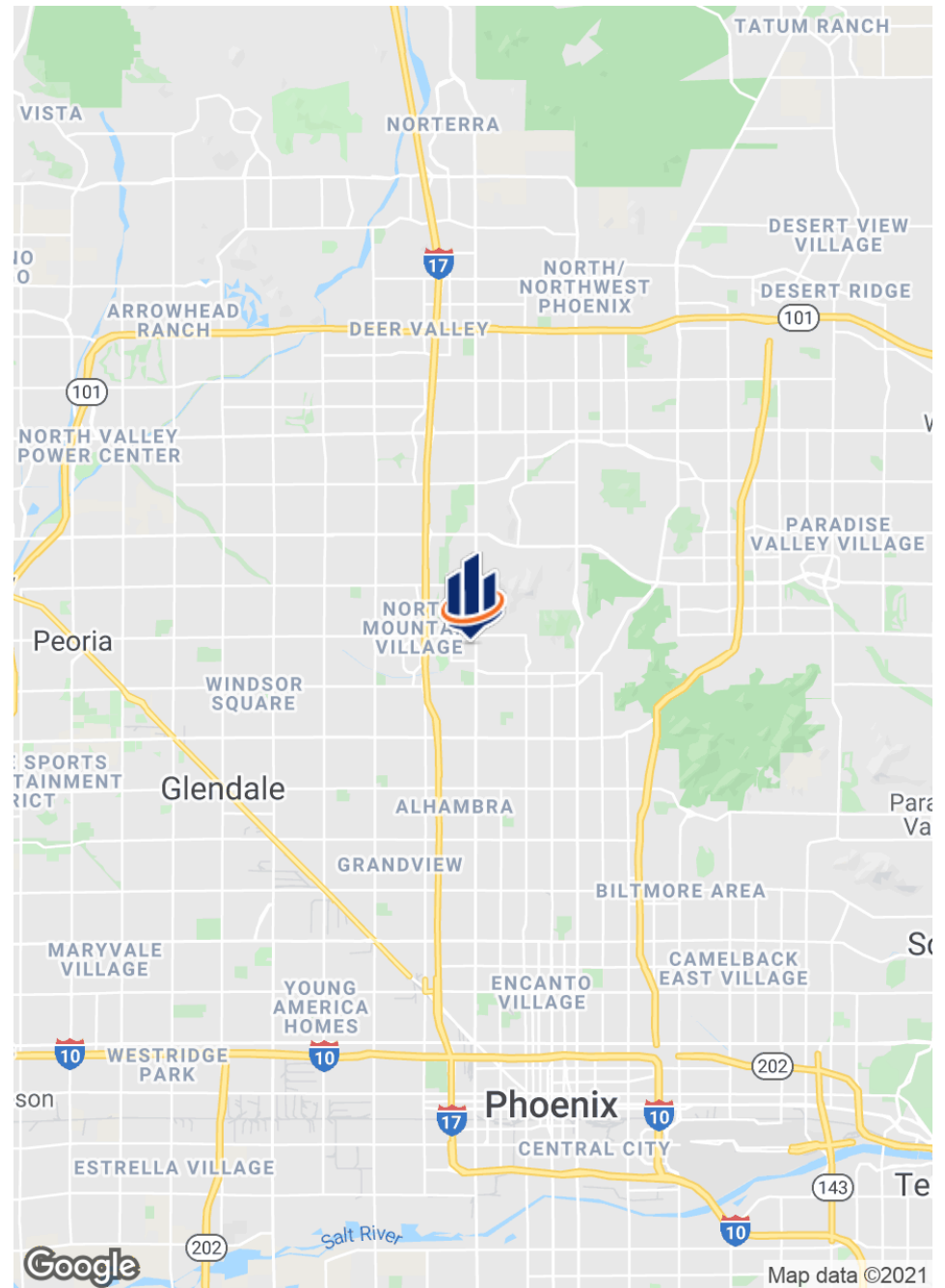








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