



RARE FREESTANDING ±42,000 SF INDUSTRIAL DISTRIBUTION BUILDING FOR SALE

PHOENIX, AZ 85009
FOR SALE/LEASE

Jonathan Levy

Advisor

O: 480.425.5538

jonathan.levy@svn.com

Jorge Jimenez

Senior Vice President- Director

O: 619.442.9200

jjimenez@svn.com

CalDRE #01413353

Property Summary



OFFERING SUMMARY

Sale Price:	\$3,240,000
Price / SF:	±\$76
Building Size:	42,338 SF
Lot Size:	2.83 Acres
Parcel#:	108-11-045,046
2020 Taxes [2 Parcels]:	\$50,913.08
Year Built:	1981
Renovated:	2018
Zoning:	IND. P.K.
Market:	Phoenix

PROPERTY OVERVIEW

The subject property is both for sale and lease. It consists of a 42,338 SF Industrial Distribution/Warehouse building situated on 2.83 acres of land. The property is roughly 70% warehouse and 30% office featuring open bull pen areas and built out office space. Most of the existing office space can be opened up to add additional warehouse space. The building has 12 dock positions, 9 of which are available through covered drive in doors. The building features one ramp to a grade level drive in door. The clear height in the warehouse is 18' and the power consists of 800a/120/208 Volt Power. The building has a secured fenced yard for added security. The asking lease rate is \$5.04 PSF NNN annually or \$0.43 monthly.

LOCATION OVERVIEW

The subject property is located south of the southwest corner of 35th Ave and Thomas Rd. The property is situated within the West Phoenix Industrial Business Center directly south of the Pacific Business Park in west Phoenix. The property is conveniently located in close proximity to the U.S. 60 Grand Ave Hwy, I-10, and I-17 Freeways. There are numerous industrial business parks within the immediate area along Grand Ave, Thomas Rd, and the I-17.

Complete Highlights

SALE/LEASE HIGHLIGHTS

- ±42,000 SF Industrial Warehouse Distribution Building For Sale or Lease
- Situated on 2.83 Acres
- Secured/Fenced Yard
- 12 Doc Positions with 9 Available Through Covered Grade Level Drive-Ins
- 1 Truckwell
- 16'-18' Clear Height in Warehouse
- 41' x 27' Clear Span
- 800a/120-208v 3 Phase Heavy Power
- Sprinkler System in Place
- ±4,000 SF of Office Space w/ Open Bull Pen Space and Built Out Offices
- Industrial Park Zoning per City of Phoenix
- 3 Separate Drive-In Doors on West Side of Property
- Close Proximity to I-10 and I-17 Freeways



3701 W. CAMBRIDGE AVE. PHOENIX, AZ 85009

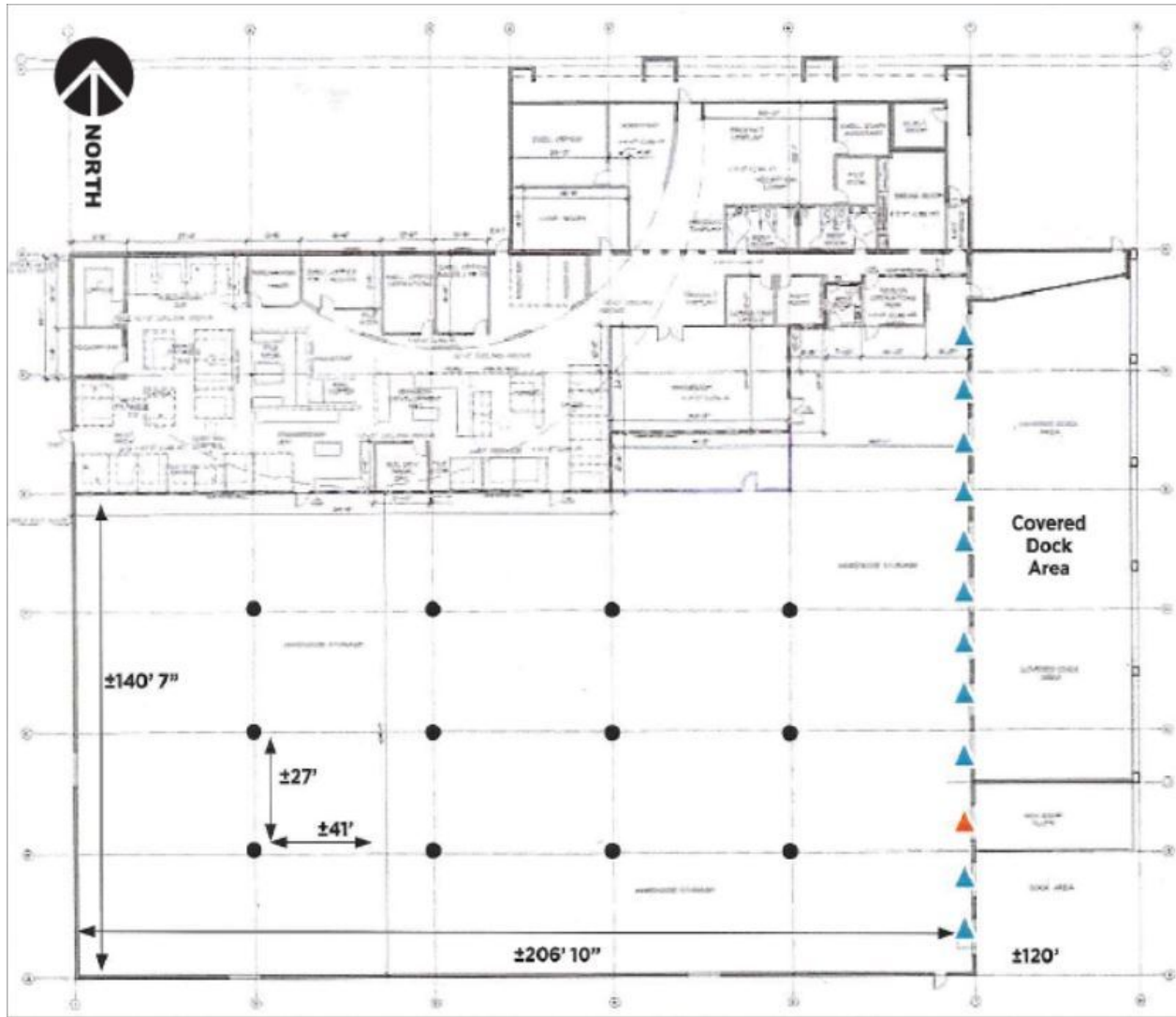
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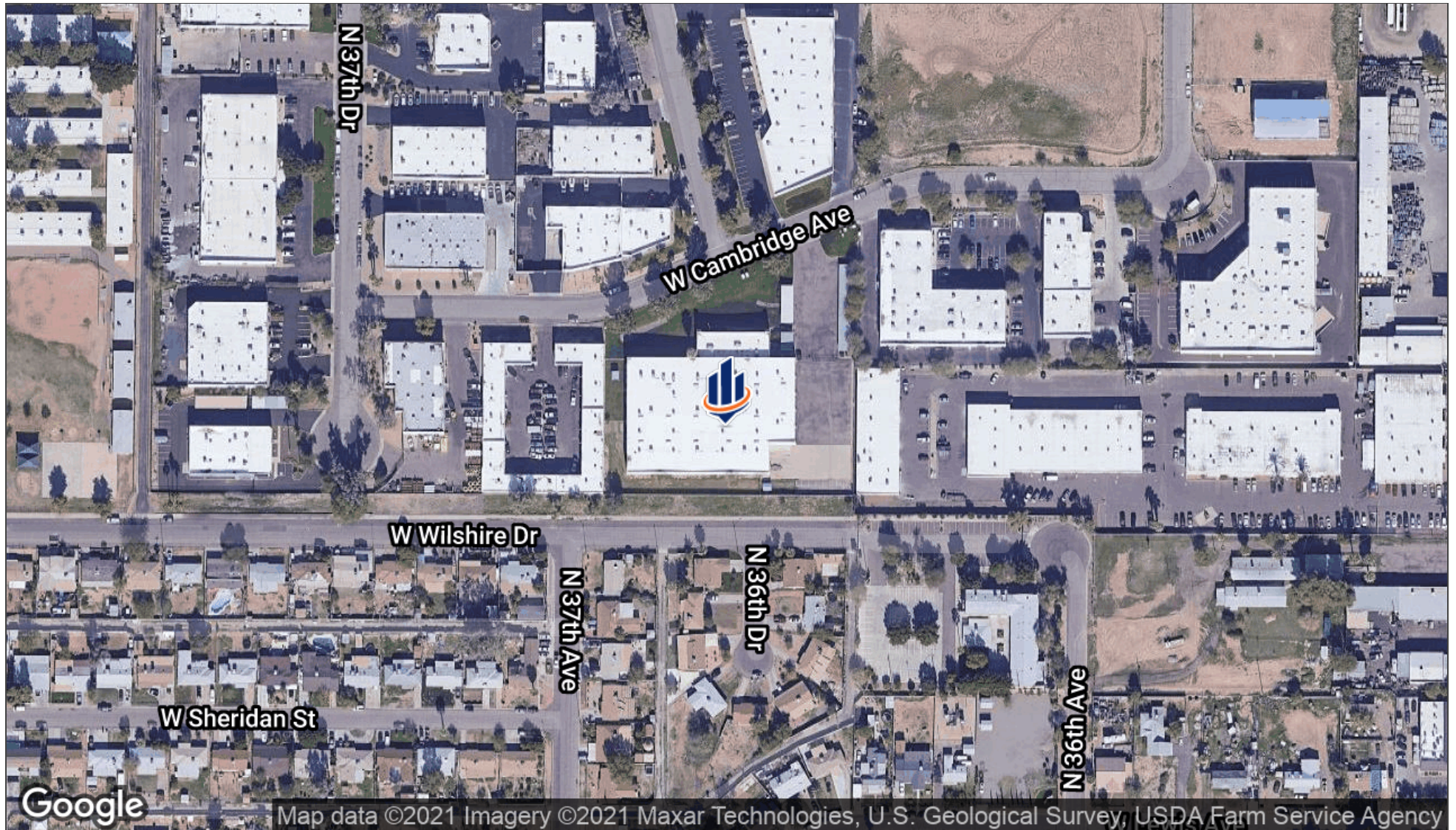
Interior Property Photos



Floor Plan



Aerial Map



Area Amenities

