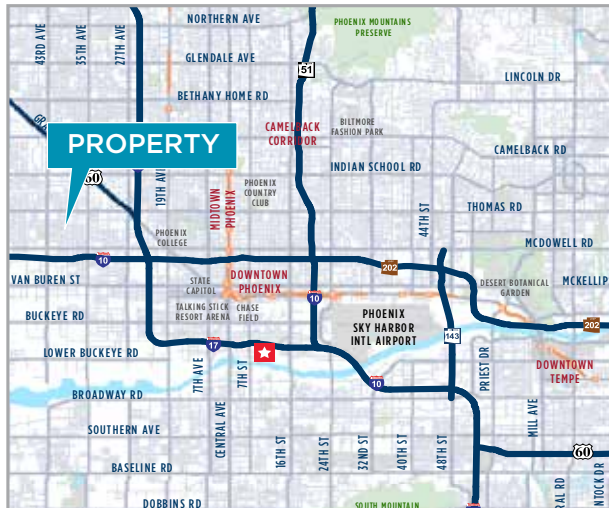


±10,196 SF INDUSTRIAL BUILDING - FOR SALE

2602 North 37th Drive | Phoenix, AZ



PRICE REDUCTION - NOW \$799,000



Property Highlights:

- Total Building Size: Approximately ±10,196 SF including second level office area
- Multiple office areas on two (2) levels consisting of ±4,022 SF including counter area, private offices, lunch area and conference rooms
- Warehouse ceiling height: Approximately ±13'
- Two (2) ground level doors approximately 12' x 12'
- Four (4) restrooms, including one (1) shower
- Six (6) covered parking spots
- Constructed in 1986
- Secured yard area
- Cul-de-sac location
- Masonry construction
- Drive around access
- Evaporative cooled warehouse
- Total Lot Size: ±0.75 acres
- 2017 Taxes: \$18,948.30
- Tours by Appointment Only
- **Sales Price: \$848,000.00**
REDUCED TO: \$799,000.00

Andy Cloud
Managing Director
+1 602 224 4419
andy.cloud@cushwake.com

2555 E. Camelback Rd, Suite 400
Phoenix, Arizona 85016
ph:+1 602 954 9000
fx:+1 602 253 0528
www.cushmanwakefield.com

±10,196 SF INDUSTRIAL BUILDING - FOR SALE

2602 North 37th Drive | Phoenix, AZ



Andy Cloud
Managing Director
+1 602 224 4419
andy.cloud@cushwake.com

2555 E. Camelback Rd, Suite 400
Phoenix, Arizona 85016
ph:+1 602 954 9000
fx:+1 602 253 0528
www.cushmanwakefield.com

