±10,196 SF INDUSTRIAL BUILDING - FOR SALE

2602 North 37th Drive | Phoenix, AZ

CUSHMAN & WAKEFIELD



a ve a ve a ve	NORTHERN AVE	PHOENIX MOUNTAINS PRESERVE	
43RD AVE 35TH AVE 27TH AVE	GLENDALE AVE	51	LINCOLN DR
6	BETHANY HOME RD	BILTMORE	
		ALA FASHION DADK	CAMELBACK RD
	PHOENIX PHOENIX PHOENIX PHOENIX PHOENIX PHOENIX	44 TH ST	THOMAS RD
10	COLLEGE		MCDOWELL RD
VAN BUREN ST	STATE DOWNTOWN CAPITOL PHOENIX	202	DESERT BOTANICAL MCKELLIPS
BUCKEYE RD	TALKING STICK CHASE RESORT ARENA FIELD	PHOENIX Sky harbor	143
LOWER BUCKEYE R		INTL AIRPORT	
BROADWAY R			TEMPE
SOUTHER	GUTRAL AVE		HILL AVE
BASE	LINE RD LINE	24TH ST 32ND ST 40TH ST	481H ST
	DOBBINS RD	SOUTH MOUNTAIN	48 Ral RD Intock DR

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

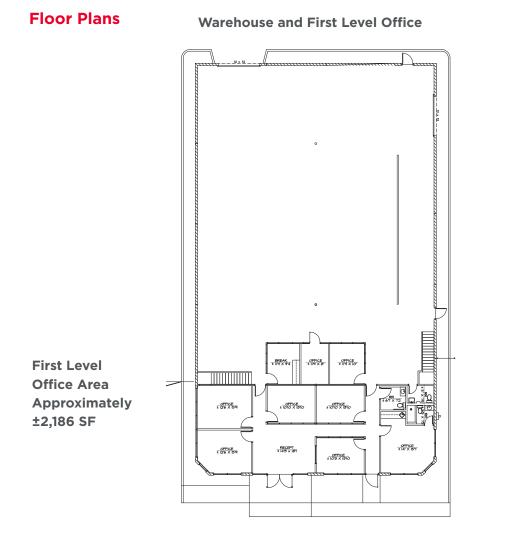
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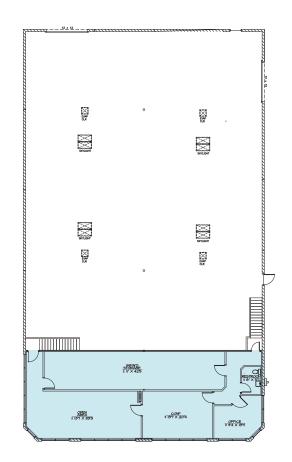
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Second Level Office Area Approximately ±1,836 SF



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