

22640 N 21st Avenue

Phoenix, AZ



FOR SALE

±9,375 SF Warehouse/Office Space with fully fenced and paved yard on 2.22 Acres

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**km** Kidder  
Mathews

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## Features

<b>AVAILABLE</b>	±1,875 SF office building ±7,500 SF warehouse ±9,085 SF metal canopies Lot size 2.22 acres
<b>LOADING</b>	5 grade-level loading doors 3 - 16' x 14' 1 - 20' x 13' 1 - 22' x 16'
<b>POWER</b>	800 amps, 120/208 volt
<b>ZONING</b>	A-1, City of Phoenix
<b>CLEAR HEIGHT</b>	20'
<b>YEAR BUILT</b>	2001
<b>LOCATION</b>	Two access points to 21st Avenue and minutes from Loop 101 & I-17
<b>COMMENTS</b>	Paved, fenced yard with covered parking, spray booth and airlines throughout
<b>ADDITIONS</b>	Additional mezzanine office in warehouse building
<b>ASKING PRICE</b>	\$1,650,000



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## OFFICE BUILDING

1,875 SF

## WAREHOUSE BUILDING\*

7,500 SF

\*with ±1,200 office space

## CANOPIES

1	945 SF
2	756 SF
3	2,500 SF
4	1,584 SF with paint booth
5	3,300 SF

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