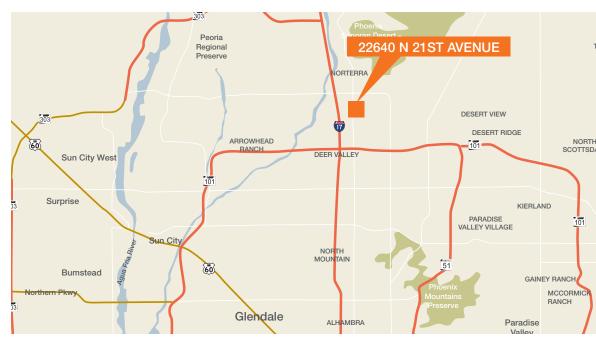


FOR SALE

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

Features

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





Eric Bell, SIOR 602.513.5151 ebell@kiddermathews.com

ASKING PRICE \$1,650,000

Mike Ciosek, SIOR 602.513.5135 mciosek@kiddermathews.com **Dylan Scott** 602.513.5104 dscott@kiddermathews.com

kiddermathews.com





OFFICE BUILDING

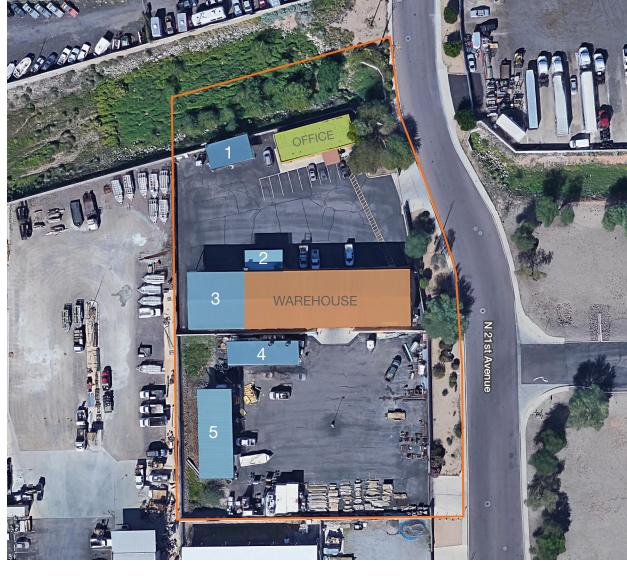
1,875 SF

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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