

FOR SALE OR LEASE
±12,840 SF BUILDING ON ±0.51 ACRE
2949 NORTH 31ST AVENUE
Phoenix, Arizona



RENOVATIONS COMING SOON!

NEW PAVED YARD

NEW BLOCK WALL

WILL GROVES

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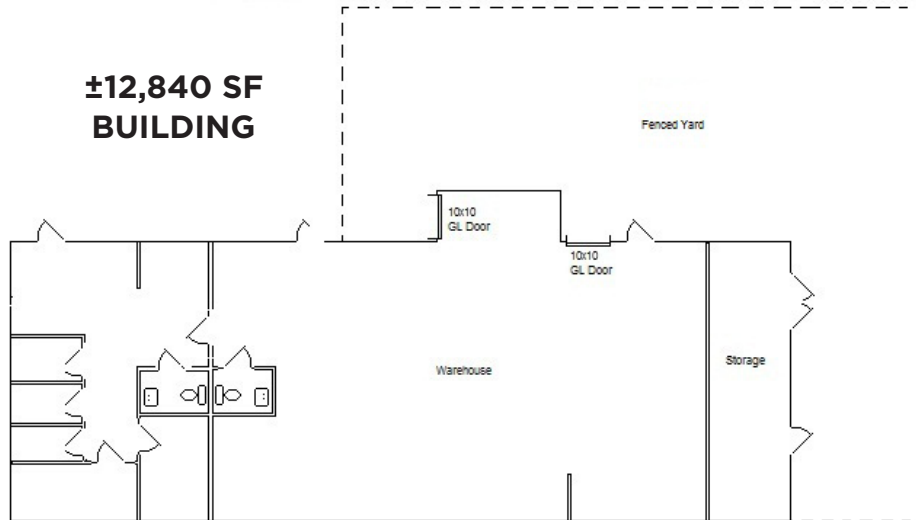
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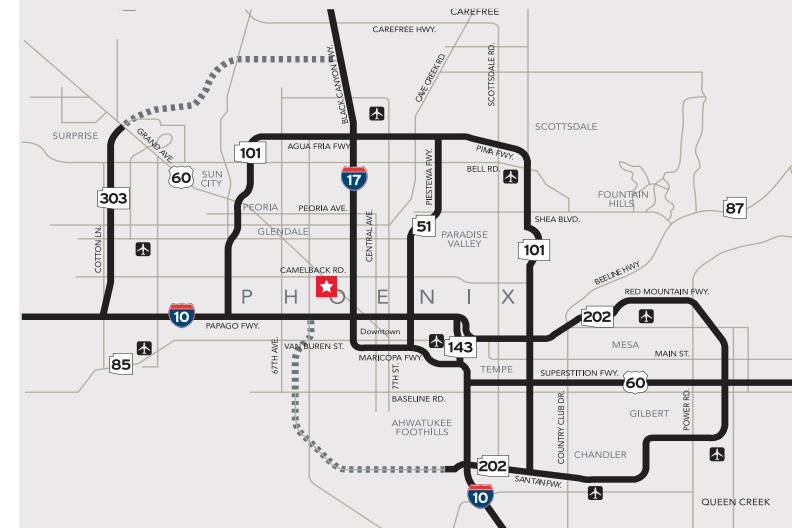


**±12,840 SF
BUILDING**



PROPERTY FEATURES

BUILDING SIZE	±12,840 SF Concrete Block Constructed Building
OFFICE/SHOWROOM	±1,200 SF
WAREHOUSE	±11,640 SF
ZONING	A-2, Heavy Industrial
PARCEL	108-07-022
YARD	Fully Fenced/Paved
RENTAL RATE	\$0.65/SF IG
SALES PRICE	\$963,000 (\$75/SF)
POWER	1400 Amps 120/208 3 Phase



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