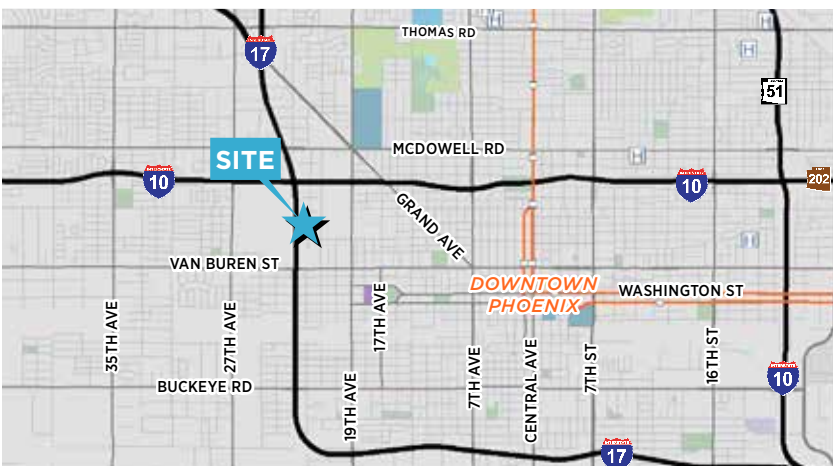


NE Quadrant I-17 Freeway

Frontage Road & Fillmore / Phoenix, Arizona



FOR SALE

Two Adjoining Properties
Totaling ±4.702 Acres

South Property: 2204 W Fillmore

- ±3.192 Acres
- Substantially Covered with Concrete
- Fully Fenced with Solid Steel/Metal Perimeter Wall on three sides
- Zoned A-2

North Property: 715 N Black Canyon Highway

- Two (2) side-by-side open, clear span steel structures of ±14,000 SF (70' x 200') and ±6,750 SF (50' x 135') totaling ±20,750 SF
- ±800 SF block constructed storage building ±12' high
- Triple wide truckwell
- SRP Electrical Service. 120/208 volt 200 amp temporary service with additional service available
- ±1.51 acres
- Zoned A-2

For Sale together at \$1,100,000
Under Separate Ownership

For more information, please contact:

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