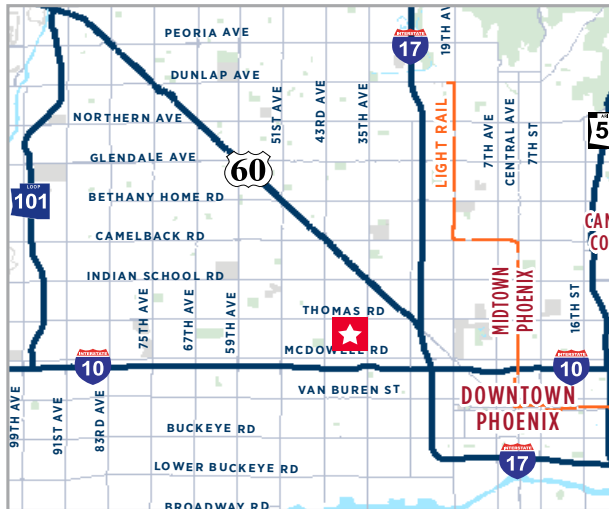


±10,112 SF INDUSTRIAL BUILDING - FOR SALE

2820 North 36th Avenue | Phoenix, AZ



Property Highlights:

- Total Building Size: Approx. ±10,112 SF
- Office Space: ±5,100 SF
- Warehouse: ±5,012 SF
- Warehouse Clear Height: ±14'
- Three (3) Ground Level Doors
- Two (2) restrooms
- Constructed in 1997
- Electrical service approx. 325 Amps, 120/280v, 3 Phase
- Fire Sprinklered
- In close proximity to Thomas Rd, I-17 and I-10 Freeways
- Property is leased through 5/31/20 (Tenant may vacate sooner)
- Corner Lot, Approx. ±38,288 SF (.88 Acres)
- ±43 Car Parking including 16 covered spaces
- Evaporative cooled warehouse
- 2018 Taxes: \$21,655.02
- APN: 108-11-085
- Tours by Appointment Only
- **Sale Price: \$875,000.00**

Andy Cloud
Managing Director
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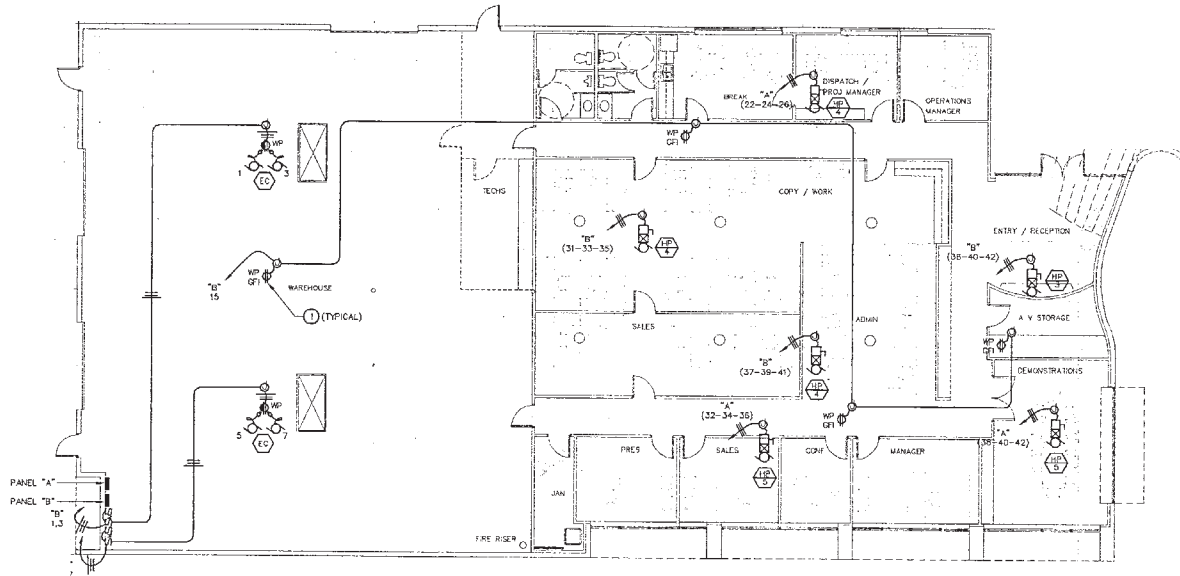
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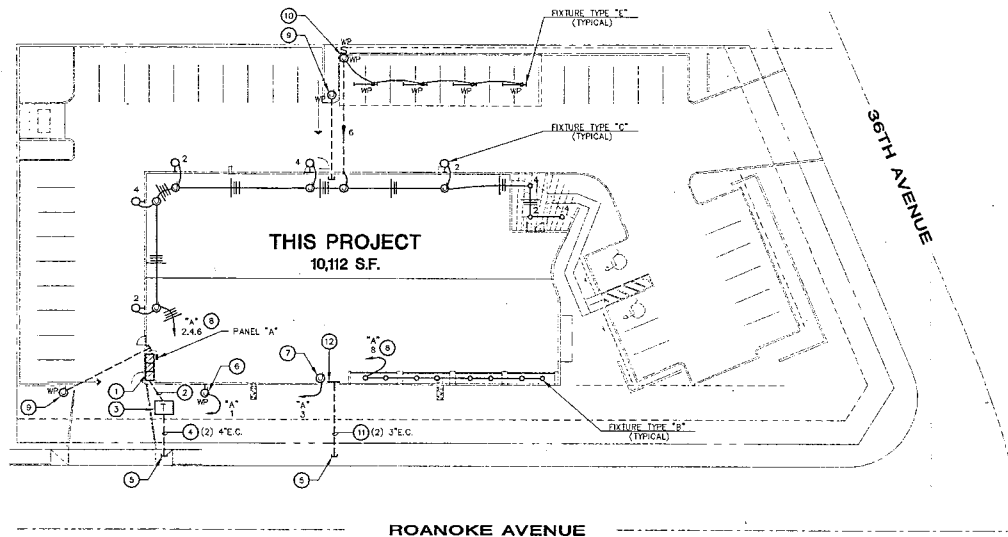
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Floor Plan



Site Plan



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