

# For Sale | In-Fill Development Site with Building Frontage on Washington St

LOCATED IN THE GATEWAY (TOD) DISTRICT ON THE LIGHT RAIL  
3530 E. Washington Street | Phoenix, AZ 85034



## EXCLUSIVE CONTACTS:

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**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CRPAC INTERNATIONAL

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SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

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## Property Information

Address	3530 E. Washington St. Phoenix, AZ 85034
Site Area	± 1.25 Acres
Building(s) SF Office/Showroom	± 14,900 SF ± 2,258 SF
Zoning	A-1 (Light Industrial)
Parcel No.	121-20-004A
Building Improvements	<ul style="list-style-type: none"><li>• 4 Drive Thru Bays with Lifts</li><li>• ± 14' Clear Height</li><li>• Air Lines</li><li>• 400 Amps 120/240V 3Ph</li><li>• Evaps in Warehouse</li><li>• Retail Showroom</li></ul>
Comments	Property is located on the Light Rail in the Transit Oriented Development District (TOD) - Other possible uses include - Healthcare, Education, Mixed-Use Commercial and Multi-Family - Subject to a change of zoning to T55

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. Effective 10 01 18



SALE PRICE

**\$1,188,000**

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