



COMMERCIAL PROPERTIES INC.  
Locally Owned. Globally Connected. EST. 1988



# I-10 @ 24TH ST FOR SALE/LEASE

2346 E UNIVERSITY DR | UNIT 170 | PHOENIX, AZ

**INDUSTRIAL CONDO AVAILABLE  
FOR SALE/LEASE**

**±3,684 SF CONDO  
MOSTLY AIR CONDITIONED**

**GRADE LEVEL DOOR (12'x12')  
16' CLEAR HEIGHT**

**ASKING PRICE  
\$460,500**

## EXCLUSIVE CONTACTS

**Darin Edwards**

D 480.214.1117

M 480.628.8661

dedwards@cpiaz.com

**Leroy Breinholt**

D 480.966.6593

M 602.377.4687

lbreinholt@cpiaz.com



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TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

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.  
03 16 20

# INDUSTRIAL SUITE FOR SALE/LEASE

## PROPERTY OVERVIEW

Asking Price:	\$460,500 (\$125 PSF)
Lease Rate:	\$0.85 PSF Gross
Unit:	170
Unit Size:	±3,684 SF
Loading:	Grade Level Door (12'x12')
Clear Height:	16' Clear Height
Zoning:	A-2
Parcel Number:	115-32-063
Percentage Built Out:	±70%
Overhead Door:	12'
Property Tax:	\$5,094.40 (2018)
Association Dues:	\$1.32 PSF (\$4,862.88) Annually (2019)

Available 12/1/20

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# INDUSTRIAL SUITE FOR SALE/LEASE

## DEMOGRAPHICS

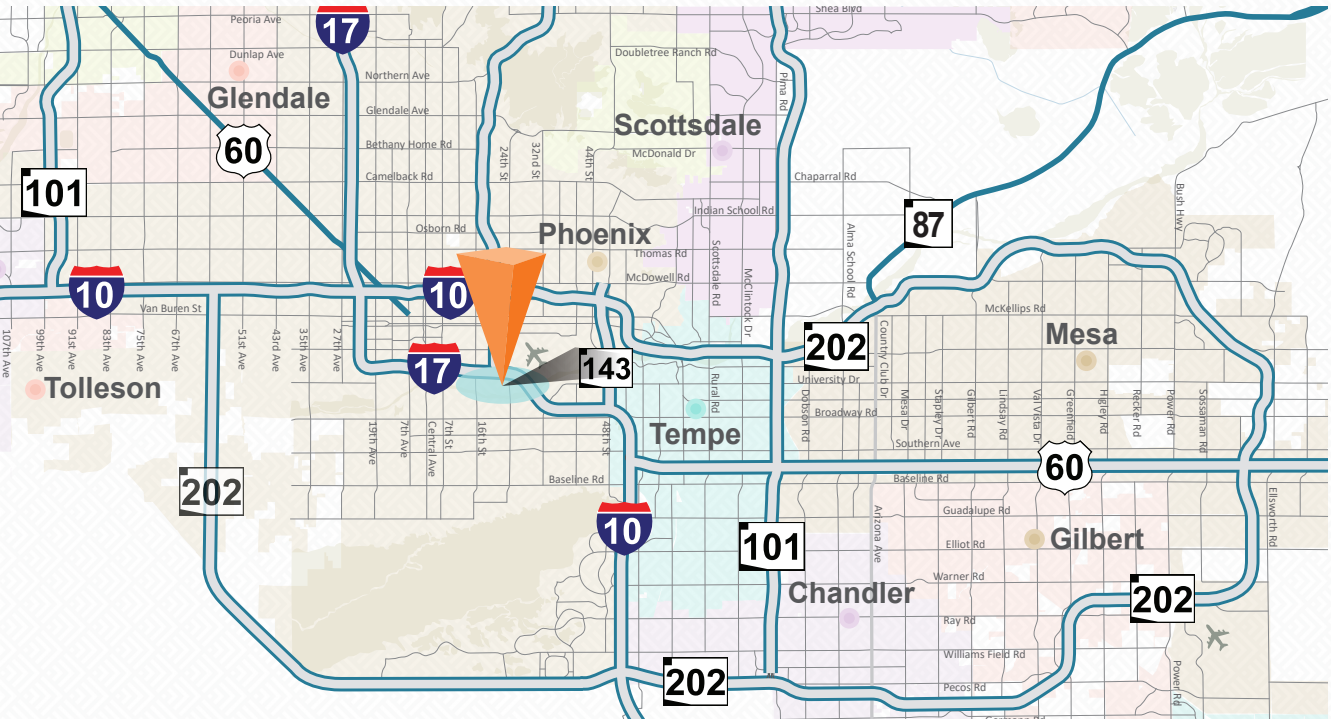
**POPULATION**  
262 (1M)  
79,841 (3M)  
308,464 (5M)



**HOUSEHOLDS**  
75 (1M)  
23,914 (3M)  
108,828 (5M)



**AVG HH INCOME**  
\$48,634 (1M)  
\$46,992 (3M)  
\$60,374 (5M)



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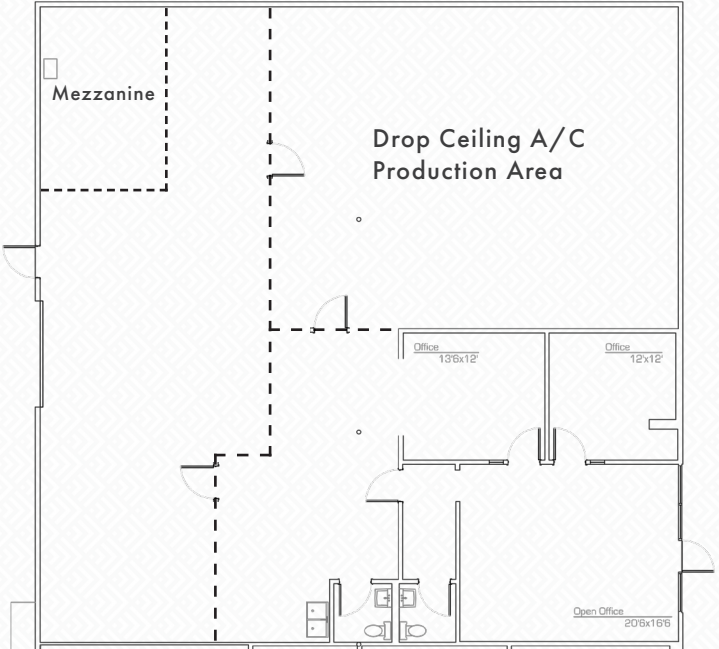
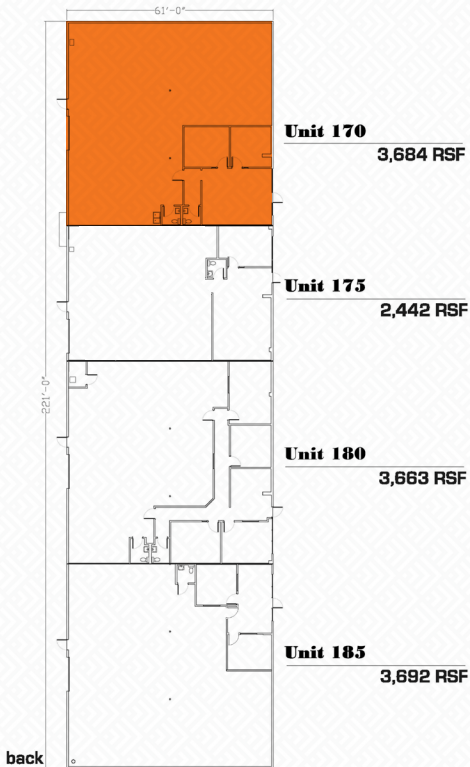
# INDUSTRIAL SUITE FOR SALE/LEASE

## FLOOR PLAN

Unit 170  
±3,684 SF  
Sale Price: \$460,500 (\$125 PSF)  
Lease Rate: \$0.85 PSF Gross

- Offices (2)
- Bull Pen (1)
- Restrooms (2)
- Warehouse (1)

GL/DIDOORS (1) (12'x12')



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