

Freestanding Industrial Building For Sale

7733 W Seldon Lane | Peoria, AZ 85345



Sales Price: **\$2,050,000**

Building For Sale

- ±25,914 SF (10% Office)

Suite 2 For Lease*

- ±12,957 SF (10% Office)
- \$0.59 PSF IG

* One half of building available for short-term lease

- ±25,957 SF Multi-Tenant Industrial
- 10% Office Buildout
- High Speed Fiber Internet (CenturyLink)
- 16'-18' Clear Height
- 800A, 120-208V, 3Ph Power
- Evap Cooled Warehouse
- Six (6) 12' x 14' Roll-up Doors
- Ordinary Hazard Fire Sprinklers
- I-1 Zoning, City of Peoria
- Yard Area
- Ring Circulation
- Up to 60 Parking Spaces Plus Street Parking
- Year Built: 1988

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 05 22 20

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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CSPPAC

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

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Reception



Service Entry Section

Purchase Price: \$2,050,000

- ±25,914 SF (±2,500 SF Office)
- Reception
- 6 Offices, 1 Conference
- 2 Restrooms
- Shown by Appointment Only



Yard



Warehouse

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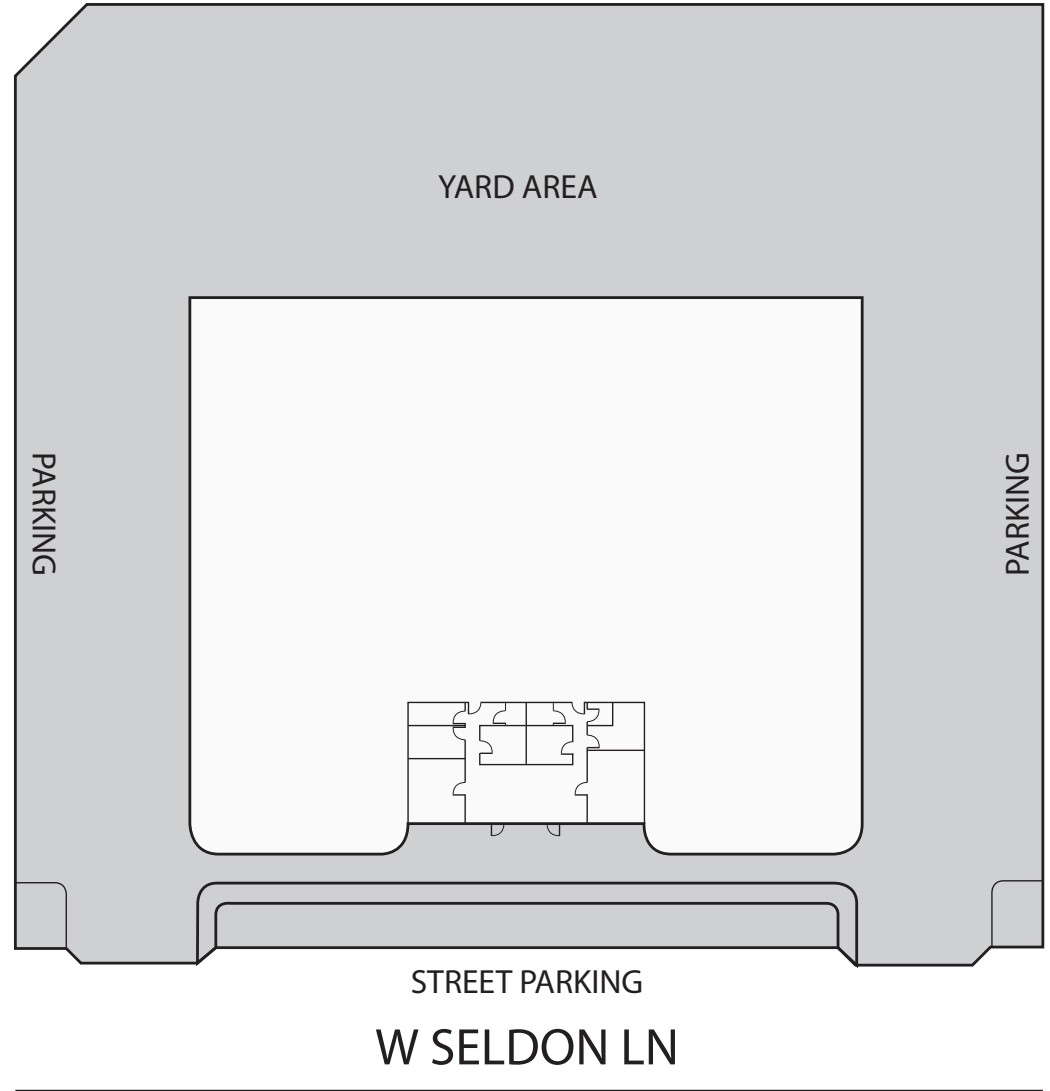
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Large yard with ring circulation drive



Large evap warehouse w/18' clear height



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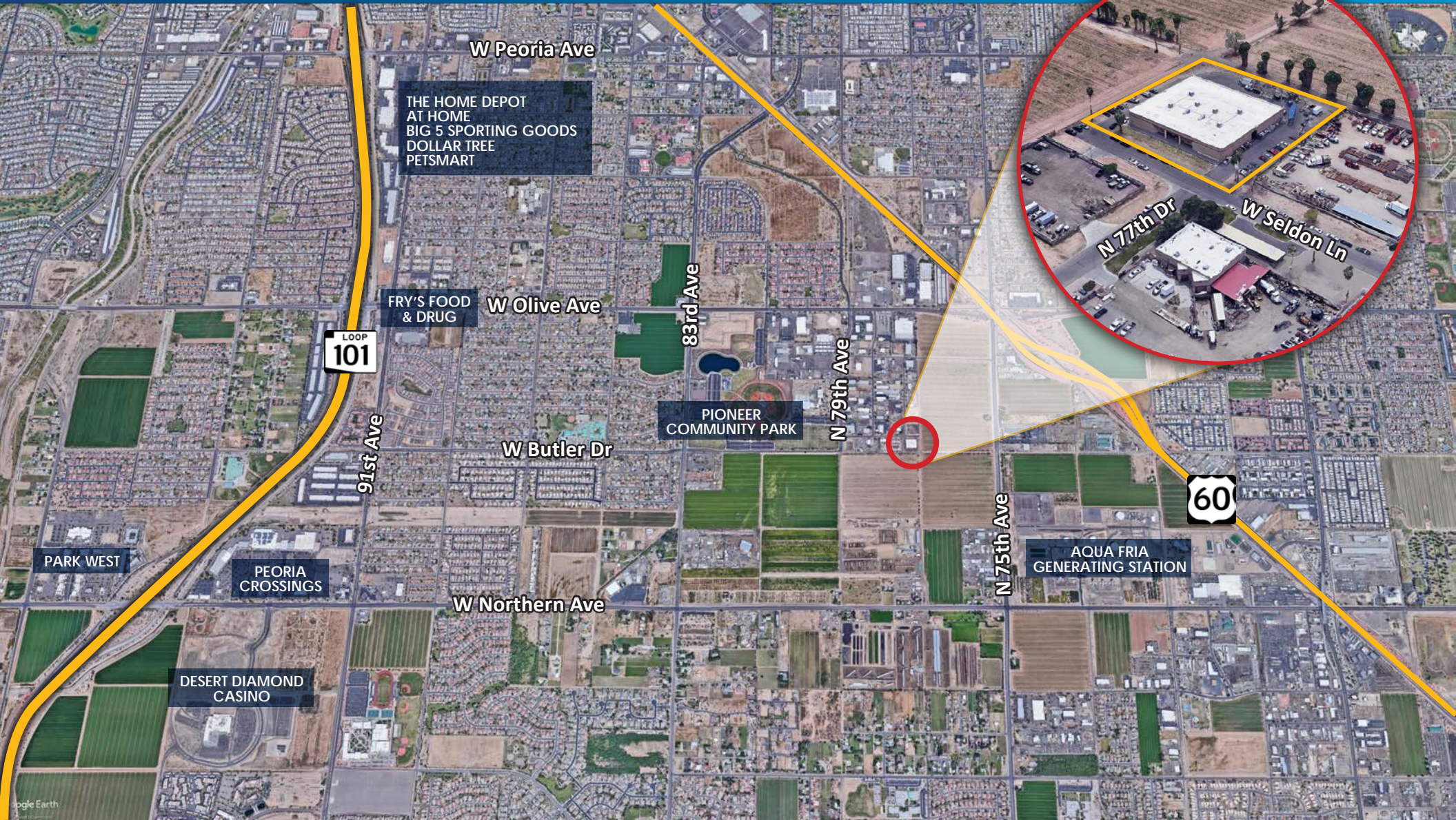
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