

801-817 W WASHINGTON ST

PHOENIX, AZ 85007

INDUSTRIAL SPACE W/ YARD
AVAILABLE FOR SALE

\$6,495,000

PROPERTY FEATURES

- ± 75,069 SF Total Lot Size
- Redevelopment Use
- Zoned C-3 w/verbal City of Phoenix approval to convert to PUD with high density development over 250 vertical feet.
- Parcel No's: 112,05-038B, 040A, 042A, 043A, 044A, 045A, 046A

LOT LAYOUT:

- A: 11,670 SF Warehouse
- B: 9,034 SF Warehouse
- C: 1,120 SF Office
- D: 1,472 SF Service Area

AVAILABLE:

\$6,495,000 (\$86.52 PSF)



Brandon Koplin
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COMMERCIAL PROPERTIES INC.

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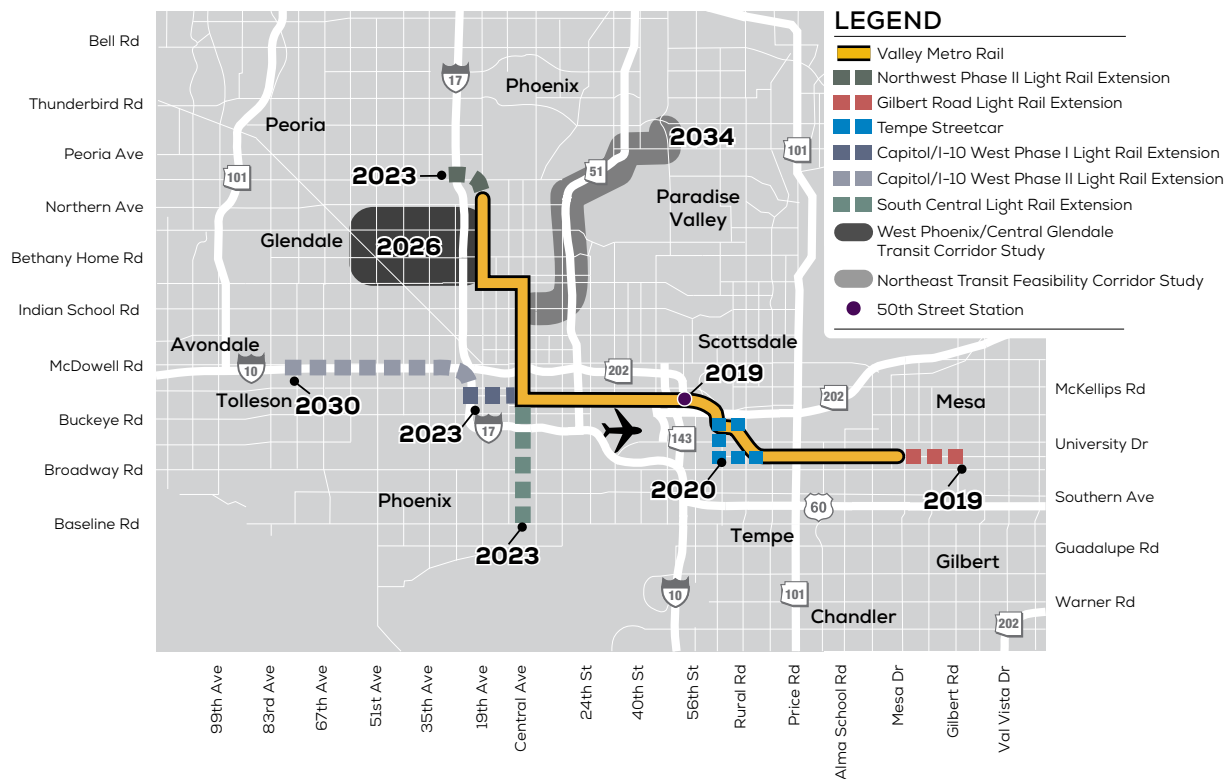
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Future Light Rail/High-Capacity Transit Corridors

The Regional Transportation Plan identifies seven future high-capacity transit corridors. Valley Metro Rail determines the specific transit route and mode that will best serve the corridor using local, regional and federal funds.



- Capitol/I-10 West Phase I:** A 1.5-mile extension west from downtown Phoenix to the state capitol area. Scheduled to open in 2023.
- Capitol/I-10 West Phase II:** A 9.5-mile extension from the state capitol area along I-10 West to 79th Avenue. Scheduled to open in 2030.
- Gilbert Road Light Rail Extension:** A 1.9-mile extension running east from Mesa Drive on Main Street to Gilbert Road. Scheduled to open in 2019.

- Tempe Streetcar:** A 3-mile streetcar project running in the Mill Avenue corridor and along Rio Salado Parkway and Apache Boulevard. Scheduled to open in 2020.
- South Central Light Rail Extension:** A 5-mile extension running south from downtown Phoenix to Baseline Road. Scheduled to open in 2023.
- Northwest Light Rail Extension Phase II:** A 1.7-mile extension from 19th Avenue and Dunlap, across I-17 to Metrocenter Mall. Scheduled to open in 2023.

- West Phoenix/Central Glendale Transit Corridor Study:** A 5-mile project running northwest into downtown Glendale. Scheduled to open in 2026.
- Northeast Transit Feasibility Corridor Study:** A 12-mile project running northeast towards Paradise Valley Mall. Scheduled to open in 2034. Transit mode and route to be determined.



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