

FOR LEASE



# Large Equipment Service/Operations Facility

2239 N. Black Canyon Highway | Phoenix, Arizona

2502 N. Black Canyon Highway | Phoenix, Arizona

For more information, please contact:

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**CUSHMAN &  
WAKEFIELD**





# Large Equipment Service/Operations Facility



2239 N. BLACK CANYON HWY, PHOENIX

## EXISTING FACILITY

<b>ADDRESS</b>	2239 N. Black Canyon Hwy, Phoenix
<b>BLDG SIZE</b>	57,705 SF
<b>LAND AREA</b>	4.40 Acres
<b>ZONING</b>	A-2, City of Phoenix
<b>PARCEL</b>	110-50-026C
<b>PROPERTY TAXES</b>	\$66,493 (2018)

## SECURED PARKING/MARSHALLING YARD

<b>ADDRESS</b>	2502 N. Black Canyon Hwy, Phoenix
<b>LAND AREA</b>	2.2 Acres
<b>ZONING</b>	A-2, City of Phoenix
<b>PARCEL</b>	110-48-018
<b>PROPERTY TAXES</b>	\$12,978 (2018)
<b>DESCRIPTION</b>	Paved, Security Fence, Fully Lighted



2502 N. BLACK CANYON HWY, PHOENIX



## Project Features:

- Large equipment service and repair/ dealership/operations facility
- ±57,705 Total Building SF
- Office Buildout: ±15,000 SF
- Year Built: 1960
- Site Area: 6.6 Acres, Fully Paved & Fenced
- Parcel Number: 110-48-018 & 110-50-026C
- Property Taxes: \$79,470.58 (2018)
- Construction: Masonry Block
- Zoning: A-2, City of Phoenix
- Clear Height: 17 Feet
- Power: 1600 amp, 3 Phase, 277/480 Volt
- Fourteen drive-in full-service bays  
Three (3) drive-through service bays  
Truckwell
- Site Coverage: 19%
- Fire sprinklered
- Frontage along Interstate 17



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