

PRIME OWNER/USER OR INVESTMENT OPPORTUNITY AVAILABLE FOR SALE



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COMMERCIAL REAL ESTATE

PROPERTY OVERVIEW

± 10,600 SF

TOTAL BUILDING SIZE

± 0.75 AC

LOT SIZE

C-G, City of Phoenix

ZONING

PROPERTY HIGHLIGHTS

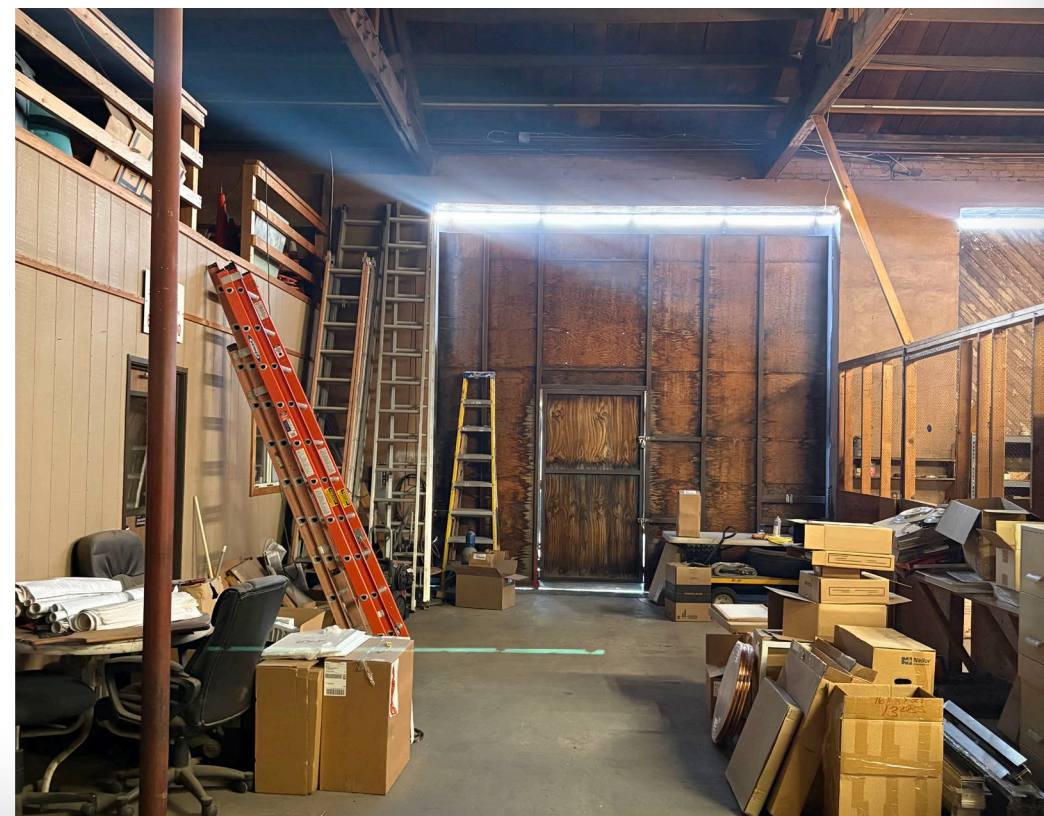
- **Building 1:** ±2,500 SF Evap Cooled Warehouse
- **Building 2:** ±7,500 SF Flex Space (HVAC Office, EVAP Warehouse)
- **Storage Building:** 600 SF
- 4 Grade Level Doors
- Conveniently Located Near the Arizona State Fairgrounds
- Cell Tower Lease Income: \$17,880 Annually
- Average Rental Rates: Approximately \$1.00 - \$1.05 PSF
- Property to Be Delivered Vacant with Potential for an Owner Leaseback



EXTERIOR PHOTOS



INTERIOR PHOTOS



GRAND AVENUE



7,500
SF

2,500
SF

600
SF



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