

8,100 SF INDUSTRIAL/FLEX BUILDING WITH YARD AVAILABLE FOR SALE



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1764 GRAND AVENUE
PHOENIX, ARIZONA 85007

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PROPERTY OVERVIEW

± 8,100 SF

TOTAL BUILDING SIZE

± 0.75 AC

LOT SIZE

C-3, City of Phoenix

ZONING

PROPERTY HIGHLIGHTS

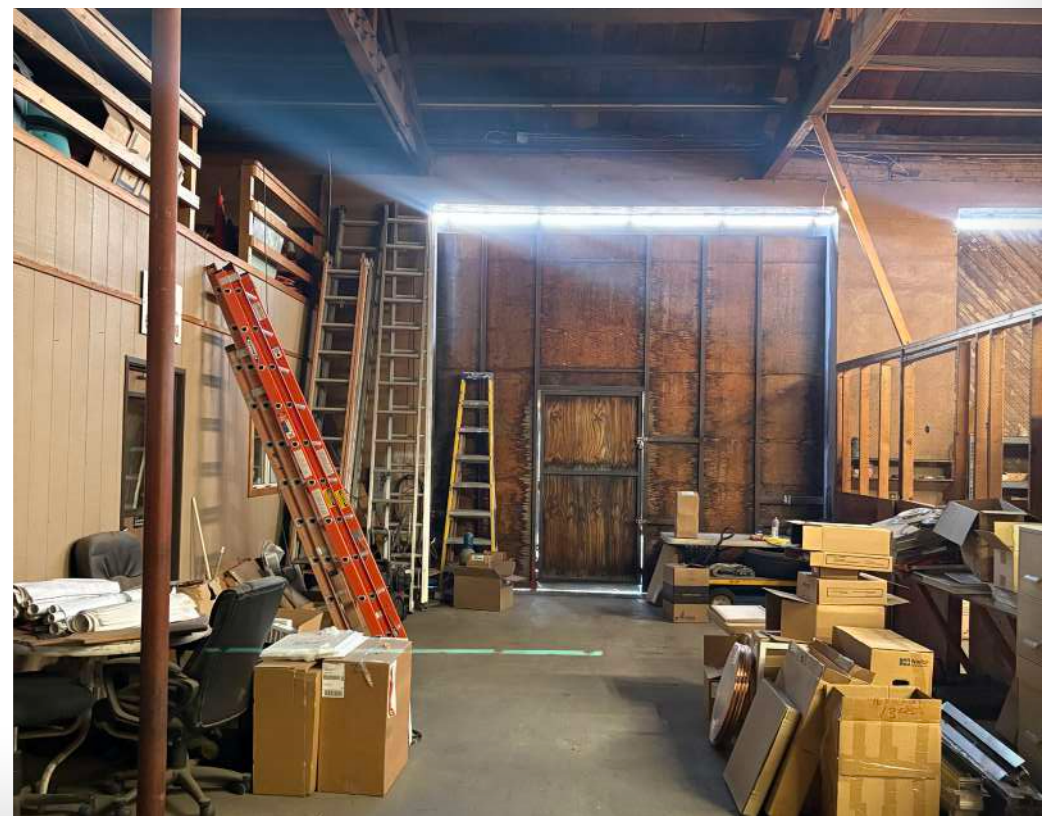
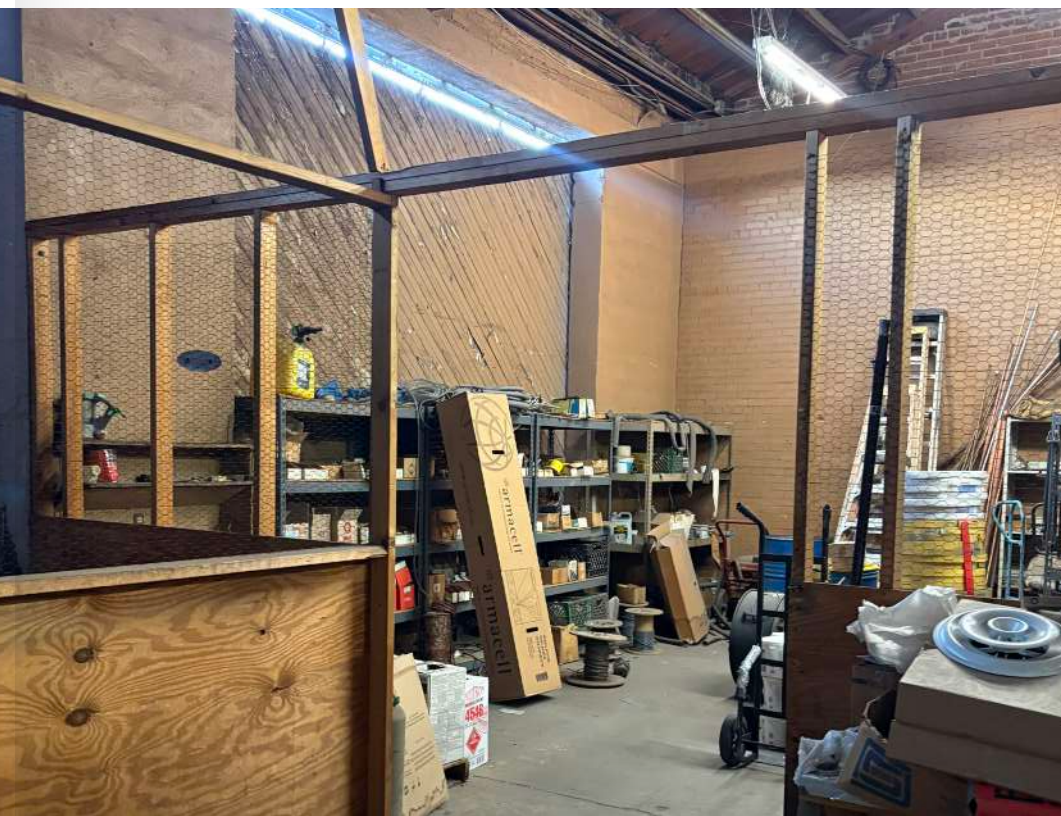
- **Building 1:** ±2,500 SF Evap Cooled Warehouse
- **Building 2:** ±5,000 SF Flex Space (HVAC Office, EVAP Warehouse)
- **Storage Building:** 600 SF
- Fully Secured Yard
- 4 Grade Level Doors
- Cell Tower Lease Income: \$17,880 Annually
- Ideal for Owner-User Needing Outdoor Storage



EXTERIOR PHOTOS



EXTERIOR PHOTOS



GRAND AVENUE

5,000
SF

2,500
SF

600
SF



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