

2810 South 24th Street

SUITES 118-119 | PHOENIX | ARIZONA



±1,920 - 3,840 SF SUITES AVAILABLE FOR SUBLEASE

FOR MORE INFORMATION, CONTACT:



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DAUM
COMMERCIAL REAL ESTATE SERVICES



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PROPERTY HIGHLIGHTS

- ±1,920 - 3,840 SF Available
- Short-Term or Long-Term Lease Flexibility
- 100% Air Conditioned
- Grade Level Loading
- 200 Amps, 120/208 Volts, 3-Phase Power Per Suite
- 1.40/1,000 Parking Ratio
- Close Proximity to the Sky Harbor Int'l Airport
- Street Frontage on S. 24th St.
- Located in an Opportunity Zone
- A-1 Zoning

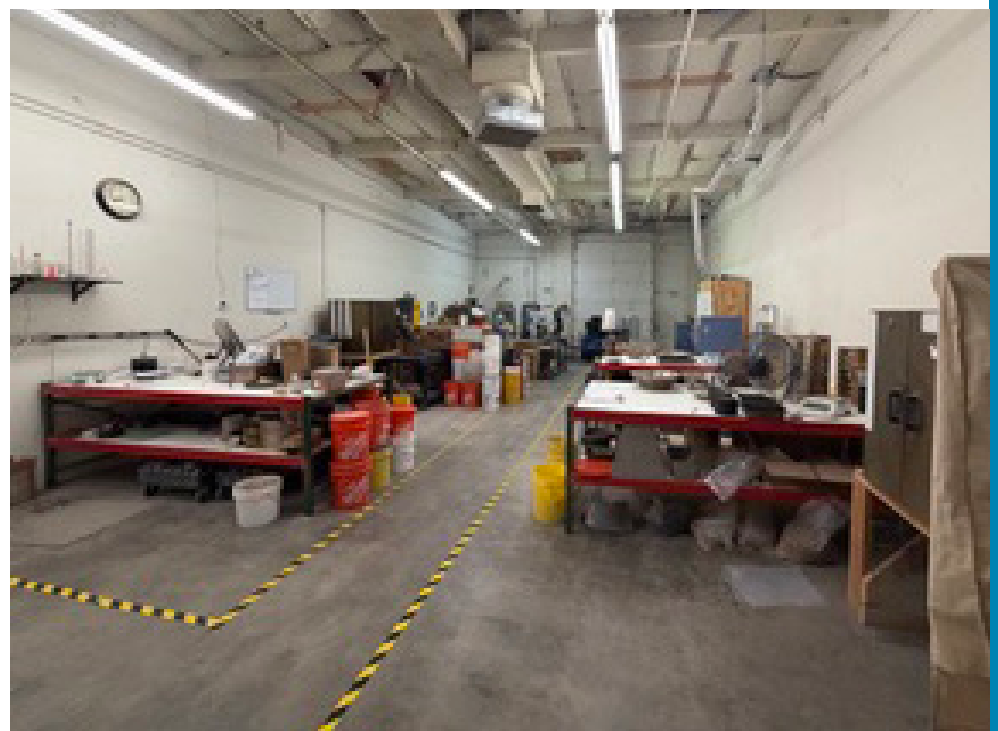
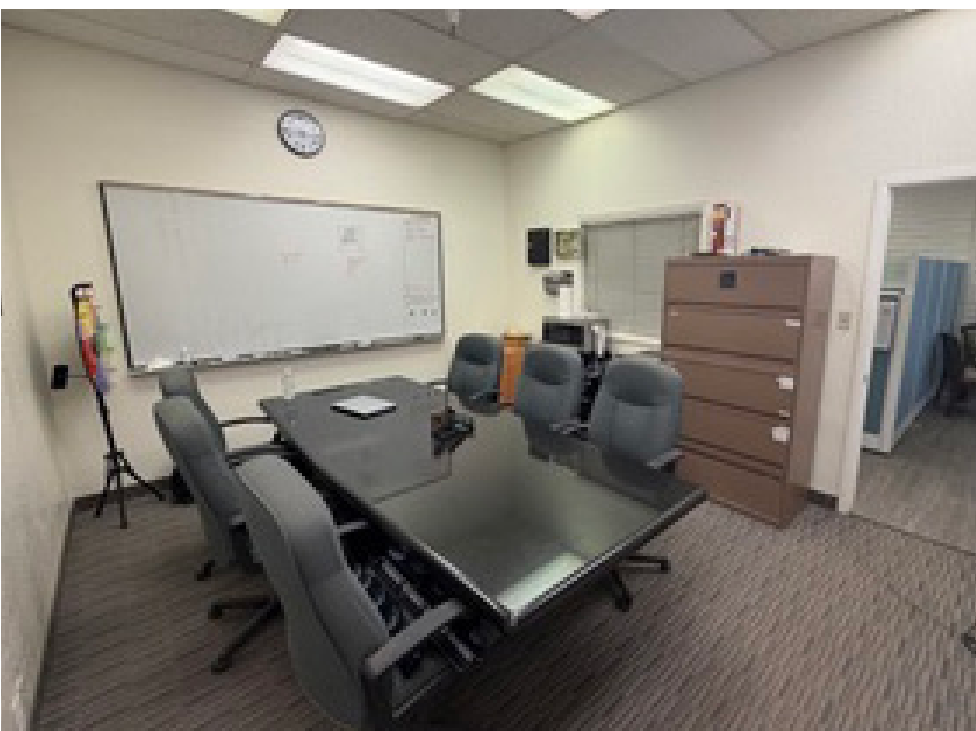
S. 24TH ST.

E. MAGNOLIA ST.

119

118







2810
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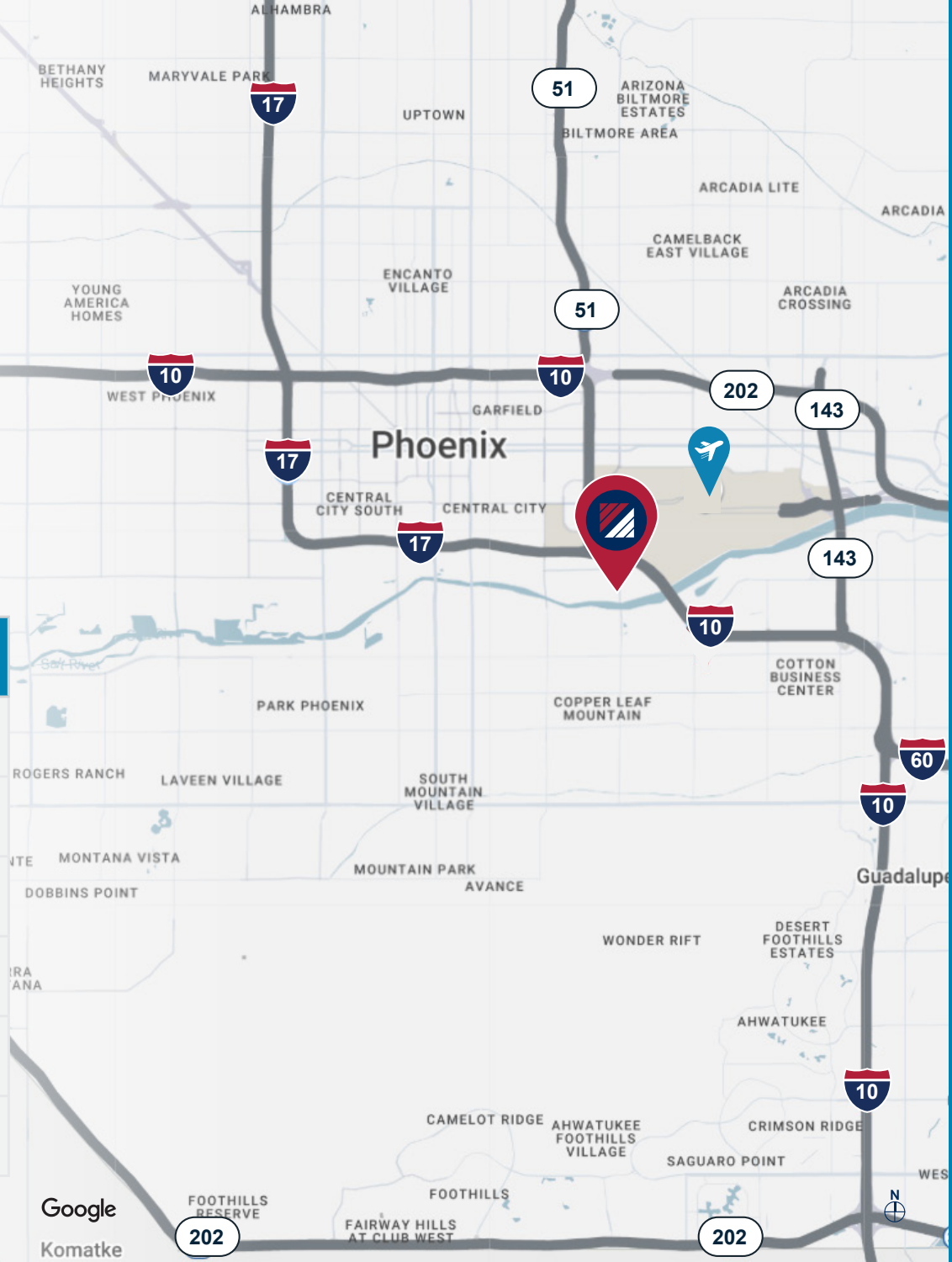
Located in the established South Phoenix industrial corridor of Phoenix, 2810 S. 24th St. offers excellent access to key transportation routes and major employment centers throughout the Valley. The property is just minutes from Downtown Phoenix and approximately a 10–15 minute drive to Phoenix Sky Harbor International Airport, providing strong regional and national connectivity. Surrounded by a dense and growing population base and a strong presence of industrial users, the location benefits from access to a reliable labor pool, established infrastructure, and continued economic growth in one of the Southwest's most active industrial markets.

Google

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DEMOGRAPHICS	3 MI.	5 MI.	10 MI.
2020 Population	75,508	290,299	1,126,140
2025 Population	81,549	313,405	1,188,103
2030 Population Projection	85,322	327,909	1,236,886
Avg Household Income	\$76,758	\$89,194	\$103,481
Median Household Income	\$54,536	\$66,707	\$76,556
Total Specified Consumer Spending	\$713.5M	\$3.4B	\$14.5B



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