

LAND FOR SALE OR BUILT TO SUIT OPPORTUNITY

Development Opportunity with Building Plans

2833 E. BROADWAY ROAD | PHOENIX, AZ 85040



E. BROADWAY ROAD - ±23,005 VPD

Offering Summary

LevRose Commercial Real Estate is pleased to present an exceptional land opportunity for sale at 2833 E Broadway Rd. in Phoenix, Arizona. This prime parcel boasts prominent Broadway Road frontage, providing excellent visibility and accessibility. Construction plans are in place for a new $\pm 27,119$ SF Industrial building with utilities already to the site saving the new owner time and money with the development process. Spanning approximately ± 1.48 AC ($\pm 64,530$ SF), the site is zoned CP/GCP in compliance with Phoenix regulations.

Furthermore, its proximity, merely 10 minutes from downtown Phoenix and Tempe, adds to its appeal for businesses seeking a central and well-connected location. This offering represents a rare opportunity to capitalize on a strategically positioned parcel with significant potential for industrial development in a thriving economic hub.



Property Overview

ADDRESS: 2833 E. Broadway Road
Phoenix, AZ 85040

SALE PRICE: \$1,650,000 (\$25.57/SF)

BTS LEASE PRICE: Negotiable

LAND SIZE: ±1.48 ACRES (±64,530SF)

PARCEL NUMBER: 122-58-035A

ZONING: CP/GCP, City of Phoenix

UTILITIES: On Site

PROPERTY LINKS: [Click Here to View Building Plans](#)
[Click Here to View ALTA Survey](#)
[Click Here to View Zoning Details](#)



Renderings & Building Specs

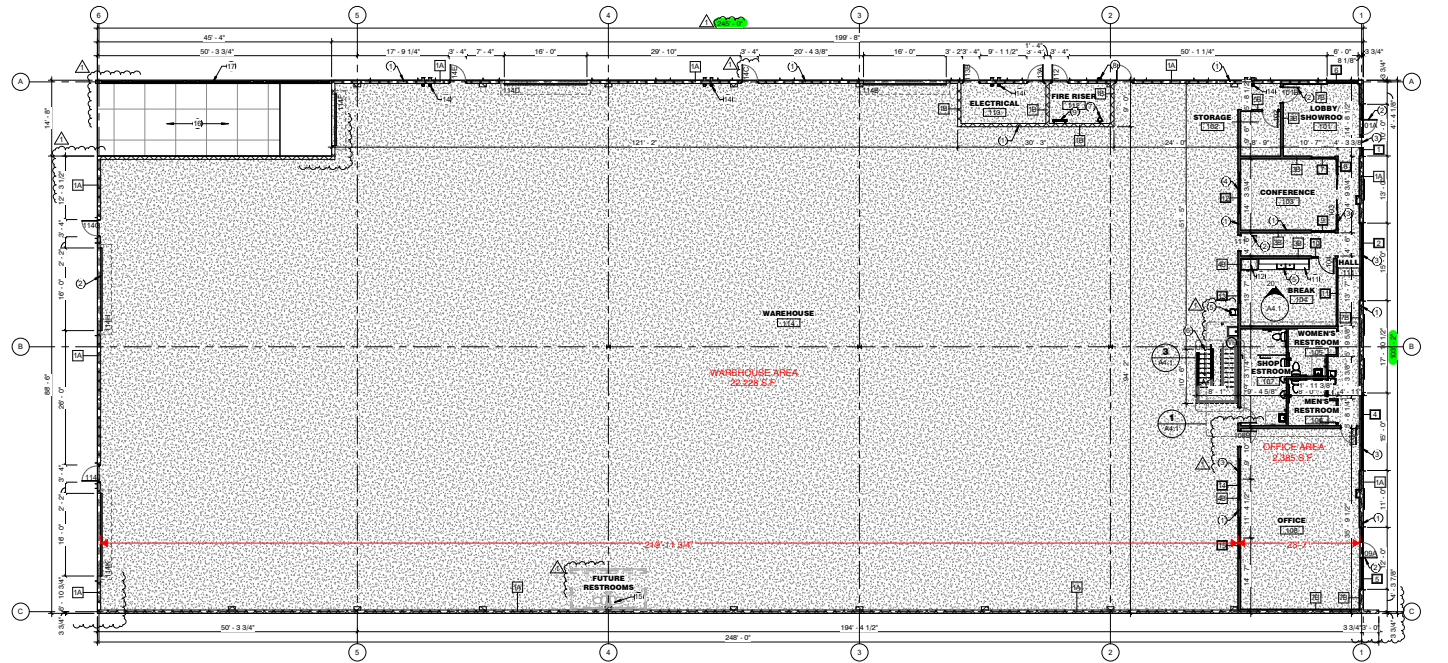
PROPOSED BUILDING SIZE:	±27,119 SF
BUILDING BREAKDOWN:	OFFICE: ±4,891 SF (18%) WAREHOUSE: ±22,228 SF (82%)
CLEAR HEIGHT:	±20'
GRADE LEVEL DOORS:	FOUR (4)
SECURED STORAGE YARD:	YES
TRUCK WELL:	ONE (1)
POWER:	1200 AMPS
PARKING SPACES:	TWENTY (20)



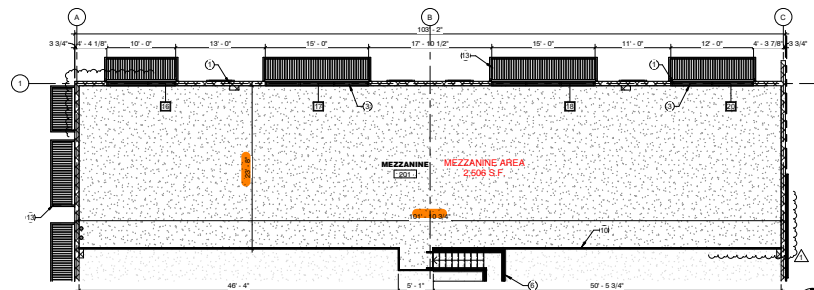
Floor Plan

±27,119 SF

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1 FIRST FLOOR PLAN
3/32" = 1'-0"

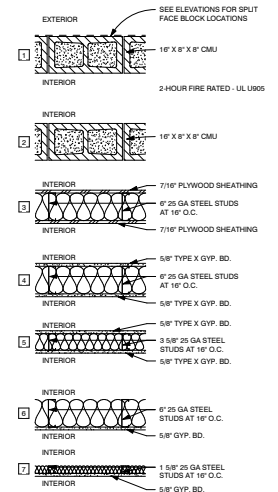


2 MEZZANINE PLAN
1/8" = 1'-0"

SHEET KEYED NOTES

- 1 NEW SCHEDULED WALL, TYP.
- 2 NEW SCHEDULED DOOR, TYP.
- 3 NEW SCHEDULED STOREFRONT, TYP.
- 4 NEW SCHEDULED WINDOW
- 5 NEW SCHEDULED PLUMBING FIXTURE
- 6 PRE-FABRICATED METAL STAR W/ RAILING
- 7 FIRE RISER
- 8 F.D.C.
- 9 ROOF ACCESS LADDER
- 10 NEW METAL RAILING
- 11 NEW CASEWORK
- 12 NEW EQUIPMENT/ FURNITURE BY OWNER
- 13 STEEL ANCHING
- 14 ROOF DRAIN
- 15 CONTRACTOR TO PRE-PLANS FOR FUTURE RESTROOMS
- 16 CONCRETE LOADING BAY
- 17 STEEL SCREEN WALL

WALL TYPE LEGEND



- NOTES:
1. USE 5/8" TYPE X GYPSUM BOARD AT INTERIOR SIDE OF STORAGE AND MECHANICAL ROOMS.
 2. USE 5/8" MOISTURE RESISTANT GYPSUM BOARD IN ALL DAMP AREAS.
 3. PROVIDE FULL DEPTH INSULATION IN EXTERIOR WALL CAVITIES.
 4. PROVIDE FULL DEPTH THERMAL INSULATION IN FURRING AT EXTERIOR WALLS. USE RIGID FOAM IN CAVITIES LESS THAN 3 1/2" DEEP.
 5. PROVIDE FULL DEPTH SOUND ATTENUATION BATTES IN ALL INTERIOR PARTITIONS.
 6. ALL WOOD FRAMED WALLS SHALL HAVE A TREATED SOLE PLATE.

WALL TERMINATION SCHEDULE			
WALL MARK	HEIGHT	BASE DETAIL	TOP DETAIL
A	SEE ELEVATIONS	1/ AT 2	2/ AT 2
B	TO STRUCTURE	1/ AT 2	2/ AT 2
C	6" ABOVE ADJ. CEILING	1/ AT 2	3/ AT 2



REVOLUTION STEEL OFFICE/ WAREHOUSE
 2885 E BROADWAY ROAD
 PHOENIX, ARIZONA 85004

NOT FOR CONSTRUCTION
N.F.C.
 NOT FOR CONSTRUCTION
 REVISIONS

Phase: CD
 Drawn By: MM
 Reviewed By: LDS
 SOI Project No: 4276
 Date: 10/31/2023
 Sheet:
A2.1
 FLOOR PLANS



Downtown Phoenix/Airport

Downtown Tempe/Mill Avenue

PHX
PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT



Downtown Phoenix



PHX
PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT



SITE



Downtown Tempe/Mill Avenue



Location Highlights



CLOSE PROXIMITY TO
I-10 FREEWAY



40+ RESTAURANTS &
5+ GROCERY STORES
WITHIN 5 MILES



20+ RETAIL STORES
WITHIN 5 MILES



WALKING DISTANCE FROM
PHX SKY HARBOR AIRPORT

Demographics



POPULATION

	1 MILE	3 MILES	5 MILES
2023	9,563	70,660	296,499
2028	9,908	71,663	301,418



HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2023	2,731	22,504	103,946
HH Growth 2023-2028:	0.7%	0.3%	0.4%



AVERAGE HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2020	\$52,004	\$70,765	\$67,949





CONTACTS

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COMMERCIAL REAL ESTATE



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