

**OWNER-USER INDUSTRIAL  
OFFICE/WAREHOUSE  
FOR SALE**

2406 S 24TH STREET  
BUILDING 2, SUITE 125  
PHOENIX, ARIZONA 85034

**PRICE REDUCTION!**



**SUBJECT  
PROPERTY**



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# PROPERTY OVERVIEW

SALE PRICE	<del>\$1,175,700.00</del> <b>\$990,000</b>
PRICE/SF	\$219
SIZE (GBA)	4,522
PARCEL	115-32-053
LOT SIZE	CONDO
CLEAR HEIGHT	14'
DRIVE-IN DOOR	1
POWER	HEAVY
CROSS STREETS	24TH STREET & UNIVERSITY



Owner-User Industrial



Central Phoenix near Sky Harbor and Freeway Access



Abundant power



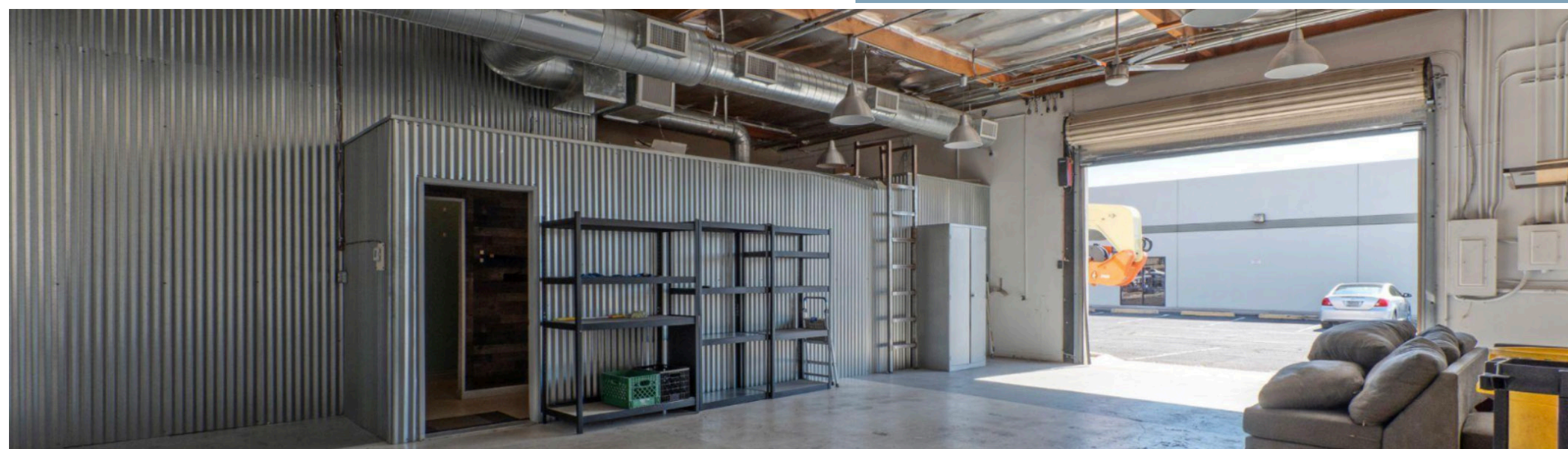
100% HVAC



POA Covers Roof, Parking Lot, Trash, Sewer, and Water



Zoned A2  
(City of Phoenix Heavy Industrial)



DOWNTOWN  
PHOENIX



# AREA HIGHLIGHTS

ARIZONA  
INDUSTRIAL  
PARK



**PHX**  
PHOENIX SKY HARBOR  
INTERNATIONAL AIRPORT

**SITE**



SALT RIVER

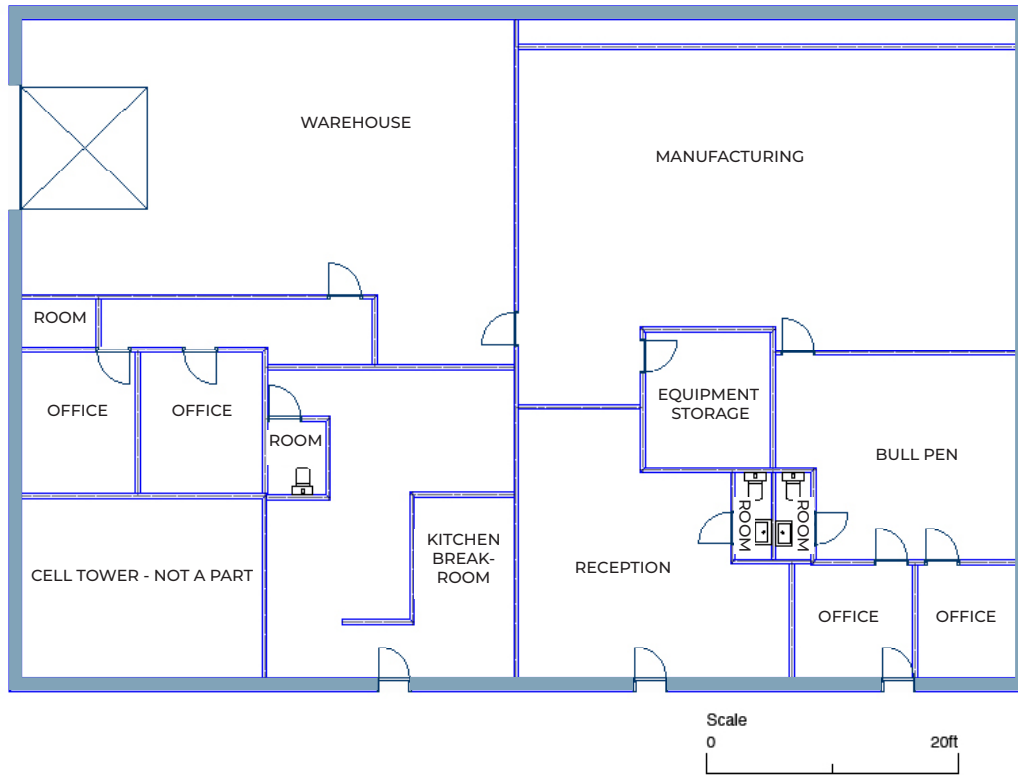


S 24th ST

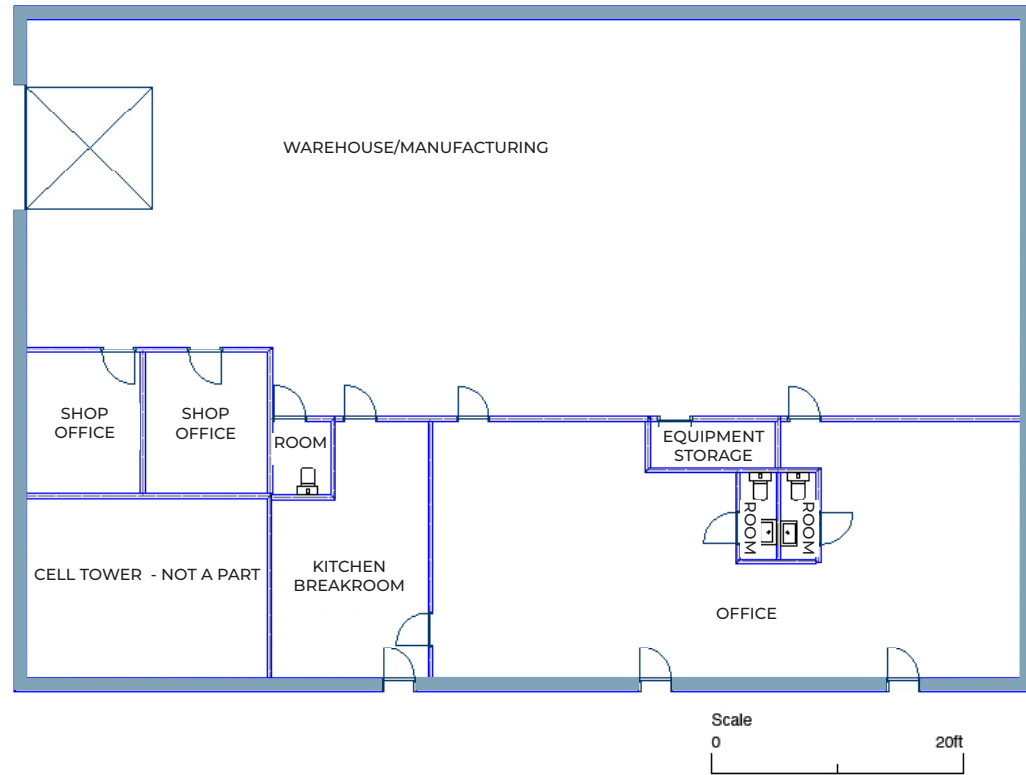


# FLOOR PLAN

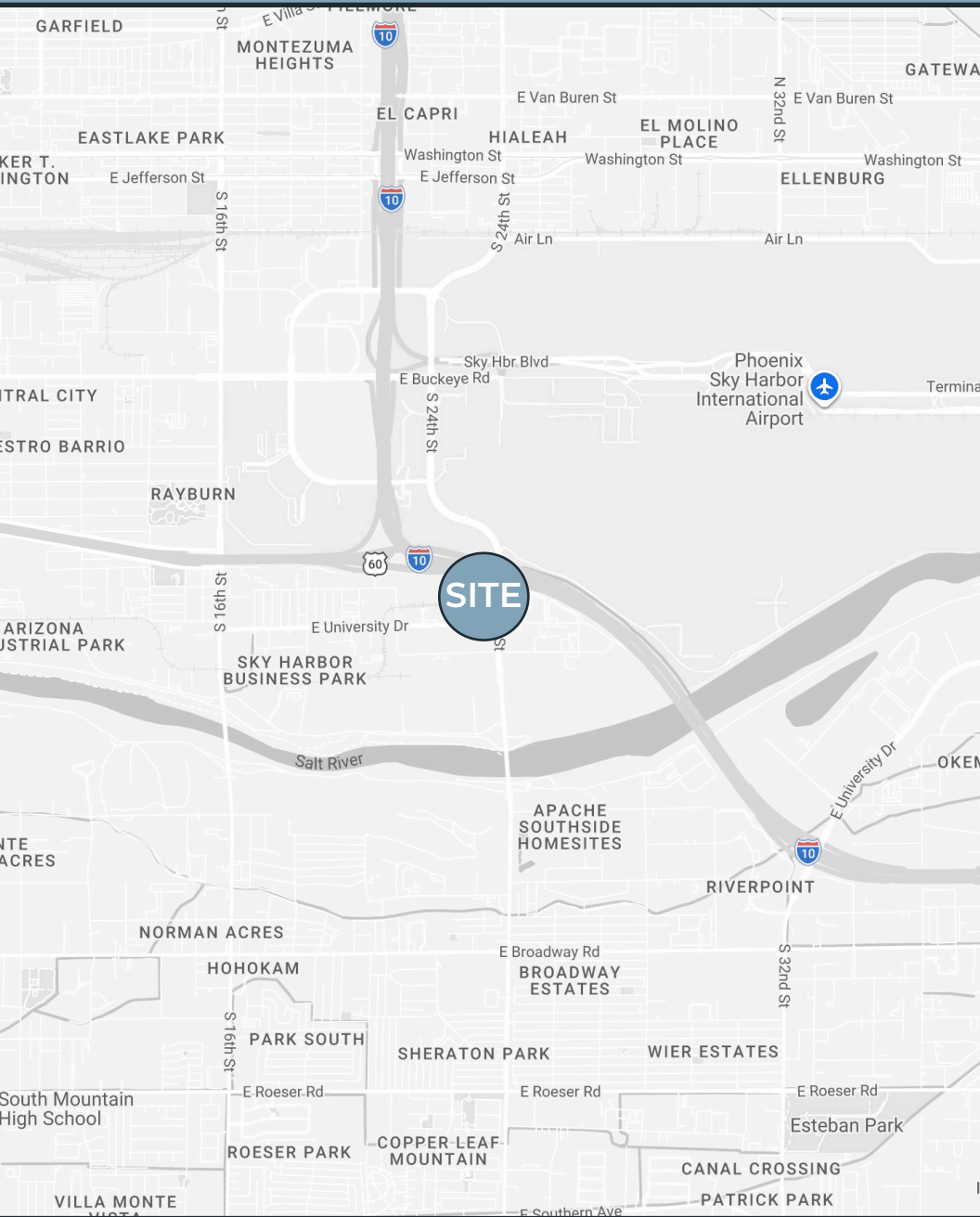
## EXISTING FLOOR PLAN



## PROPOSED FLOOR PLAN



# DISCLAIMER



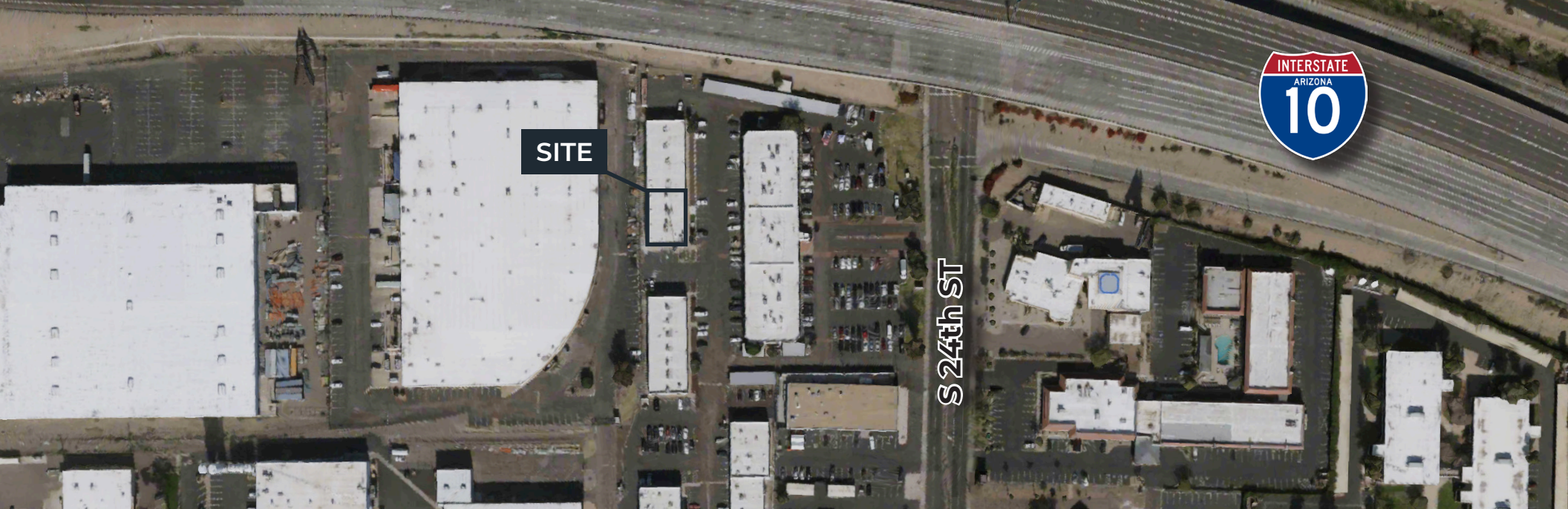
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by ORION Investment Real Estate in compliance with all applicable fair housing and equal opportunity laws.



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