

MODERN UPGRADES
& PRIME LOCATION

2985 W Whitton Ave
±23,260 SF Industrial Property For Sale | Phoenix, AZ 85017



High-Power, Fully Renovated Industrial Facility In Phoenix
\$4,100,000 | Seller Financing Available

Dylan Whitwer
602 393 6609 | dylan.whitwer@naihorizon.com

Don Morrow
602 393 6608 | don.morrow@naihorizon.com

Austin Escobedo
623 340 3138 | austin.escobedo@naihorizon.com

Jack Basham
602 393 6760 | jack.basham@naihorizon.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

NaiHorizon
2944 N 44th St, Suite 200, Phoenix, AZ 85018
602 955-4000 | naihorizon.com

Property Information

2985 W Whitton Ave
±23,260 SF Industrial Property For Sale | Phoenix, AZ 85017

PROPERTY INFO

Address: 2985 W Whitton Ave

Sale Price: \$4,100,000

Available Size: ±23,260 SF

Parcel: 108-04-020G and -020H
(Land Acreage: ±0.67)

Property Features

- '22 renovations including new roof, parking lot, stucco, fire alarm, monitoring, cameras, and full security system
- Clear Height: 12'-14' in warehouse areas
- 7.5' - 10' in office areas
- Power: 1600 amps at 480v*.
- Cooling
 - AC Units: 32 units (majority new as of '22 renovation).
- Specialty Features
 - Dehumidifiers: Fully automated & environmentally controlled.
 - Reverse Osmosis: 3,000-gallon RO system.
- Layout
 - ± 3,000 SF, 2-story office
 - ±2,500 existing warehouse space
 - Former marijuana cultivation facility
 - Remaining SF - former grow/processing rooms

* All power should be confirmed by existing utility providers. 1,600 amps is max capacity according to owner. May be expandable based off existing transformer on site solely servicing the property (KVA dependent).

Seller Financing Available

\$1,500,000 down | \$45,000/month at 7% interest
Balloon and other terms negotiable



Dylan Whitwer
602 393 6609 | dylan.whitwer@naihonorizon.com

Austin Escobedo
623 340 3138 | austin.escobedo@naihonorizon.com

Don Morrow
602 393 6608 | don.morrow@naihonorizon.com

Jack Basham
602 393 6760 | jack.basham@naihonorizon.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

NAI Horizon

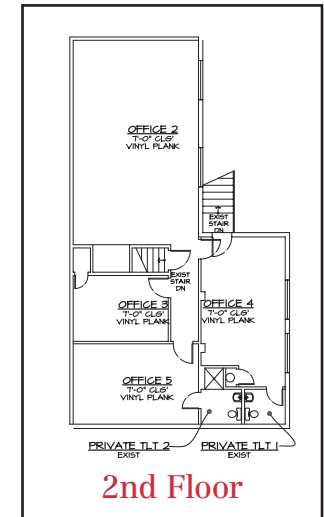
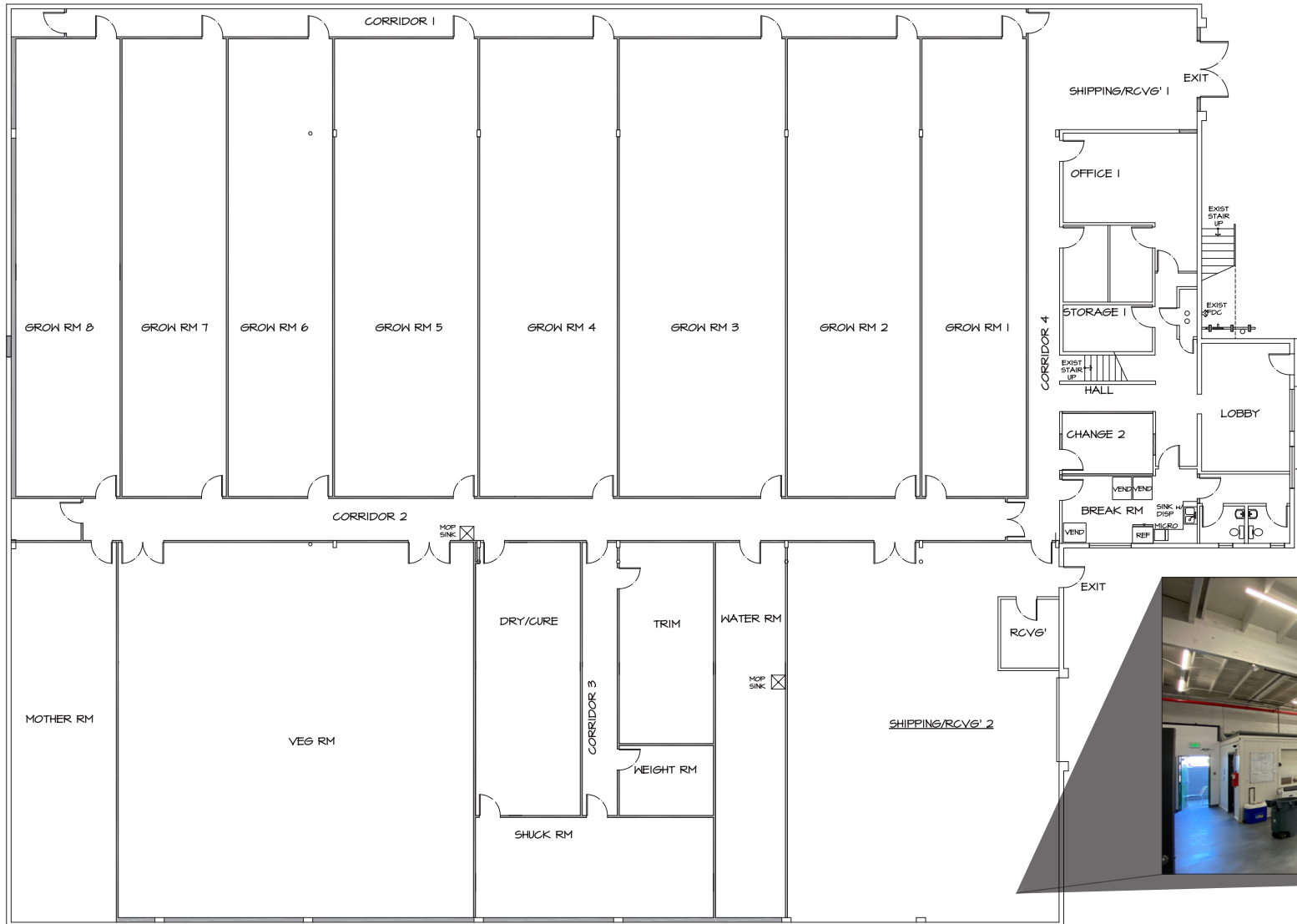
2944 N 44th St, Suite 200, Phoenix, AZ 85018
602 955-4000 | naihonorizon.com

Floor Plan

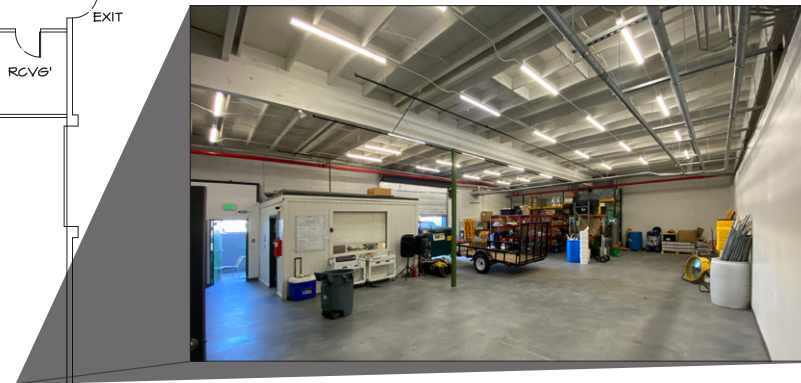
2985 W Whitton Ave

±23,260 SF Industrial Property For Sale | Phoenix, AZ 85017

1st Floor



2nd Floor



Dylan Whitwer
602 393 6609 | dylan.whitwer@naihazorizon.com

Austin Escobedo
623 340 3138 | austin.escobedo@naihazorizon.com

Don Morrow
602 393 6608 | don.morrow@naihazorizon.com

Jack Basham
602 393 6760 | jack.basham@naihazorizon.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

NaiHorizon

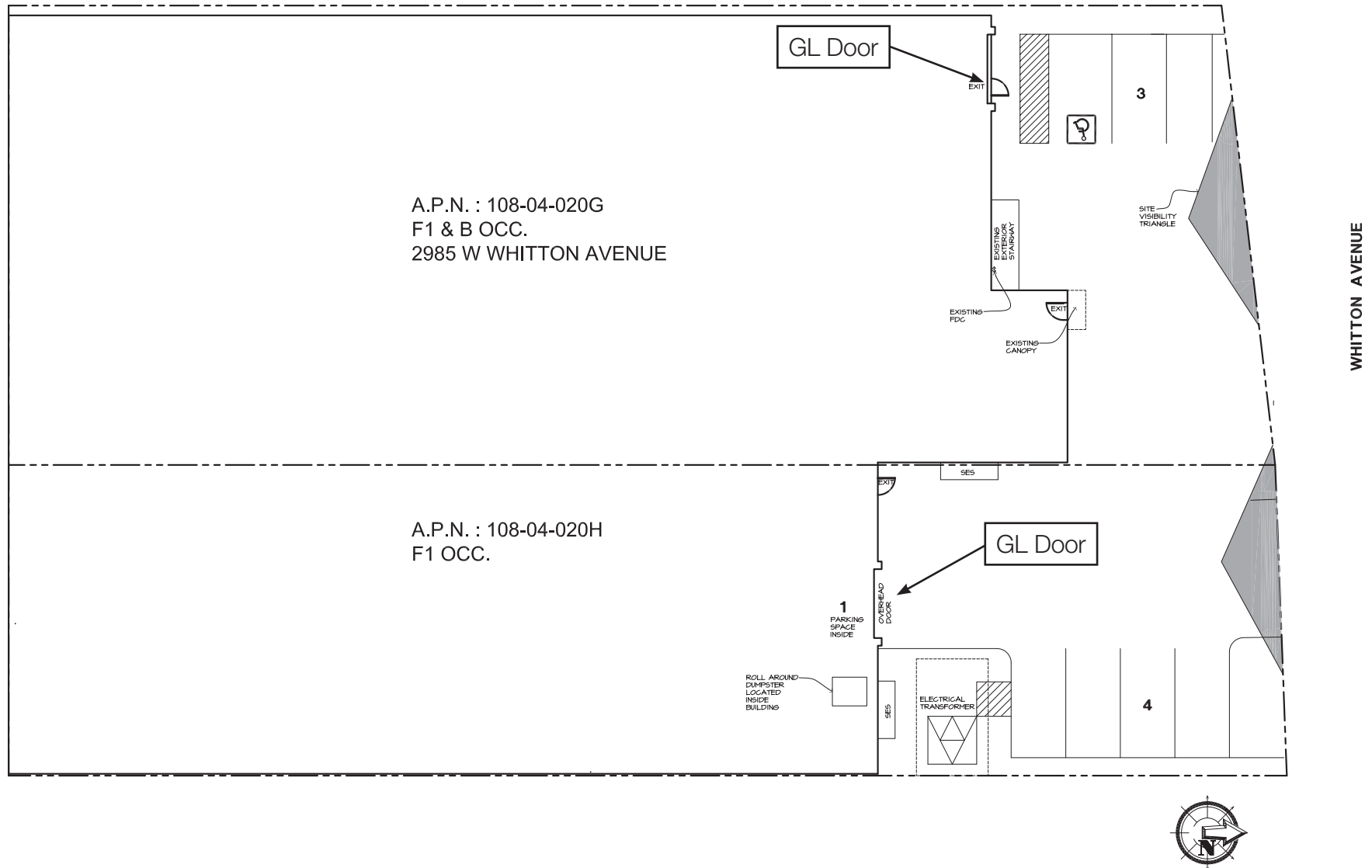
2944 N 44th St, Suite 200, Phoenix, AZ 85018

602 955-4000 | naihorizon.com

Photos

2985 W Whitton Ave

±23,260 SF Industrial Property For Sale | Phoenix, AZ 85017



Dylan Whitwer
602 393 6609 | dylan.whitwer@naihhorizon.com

Austin Escobedo
623 340 3138 | austin.escobedo@naihhorizon.com

Don Morrow
602 393 6608 | don.morrow@naihhorizon.com

Jack Basham
602 393 6760 | jack.basham@naihhorizon.com

NaiHorizon

2944 N 44th St, Suite 200, Phoenix, AZ 85018

602 955-4000 | naihorizon.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Photos

2985 W Whitton Ave

±23,260 SF Industrial Property For Sale | Phoenix, AZ 85017



Dylan Whitwer
602 393 6609 | dylan.whitwer@naihonorizon.com

Austin Escobedo
623 340 3138 | austin.escobedo@naihonorizon.com

Don Morrow
602 393 6608 | don.morrow@naihonorizon.com

Jack Basham
602 393 6760 | jack.basham@naihonorizon.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

NAIHorizon

2944 N 44th St, Suite 200, Phoenix, AZ 85018

602 955-4000 | naihonorizon.com

Photos

2985 W Whitton Ave
±23,260 SF Industrial Property For Sale | Phoenix, AZ 85017



25-04-090

Dylan Whitwer
602 393 6609 | dylan.whitwer@naihorizon.com

Austin Escobedo
623 340 3138 | austin.escobedo@naihorizon.com

Don Morrow
602 393 6608 | don.morrow@naihorizon.com

Jack Basham
602 393 6760 | jack.basham@naihorizon.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

NaiHorizon
2944 N 44th St, Suite 200, Phoenix, AZ 85018
602 955-4000 | naihorizon.com