

±0.95-ACRE IOS FACILITY

Purchase Price

\$1,500,000

\$36 Per Land SF

3140 & 3217

GRAND AVE

W WELDON AVE

PHOENIX, AZ



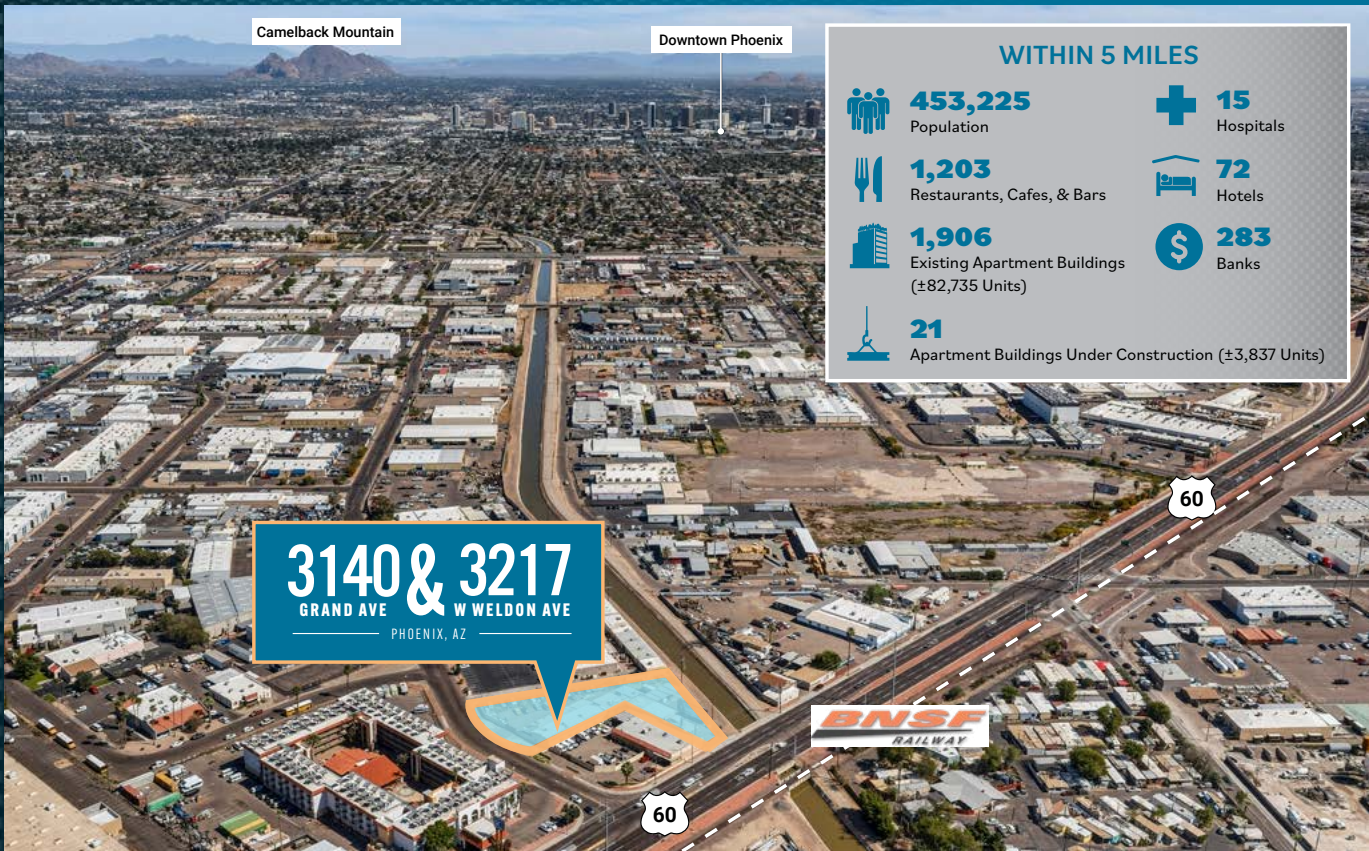
- ±0.95-acre secured yard facility
- A-1 (Industrial) zoning - City of Phoenix
- Paved and gravel surface
- ±4,200 SF warehouse/shop
- ±1,000 SF office with A/C & plumbing

- Ingress/Egress via Grand Ave & Weldon Ave
- US-60/Grand Ave frontage with convenient I-17 & I-10 access
- Opportunity zone
- Value-add/redevelopment opportunity



NEWMARK

EXISTING SITE PLAN



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