

FOR SALE/LEASE

 **2505 WEST BERYL AVENUE**
PHOENIX, AZ 85021

FEATURES

- | | |
|------------------------------|---|
| ▶ ±10,200 SF Office Building | ▶ 100% Air Conditioned |
| ▶ ±39,814 SF of Land | ▶ 36 Covered, 6 Uncovered Spaces |
| ▶ A-1 Zoning | ▶ Cross Easement for Parking with Adjacent Building |
| ▶ APN: 149-09-001J | ▶ \$1,900,000 (\$186.27/SF) |
| ▶ 20 Minutes from TSMC | ▶ \$0.85 NNN |

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 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.

LOCATION



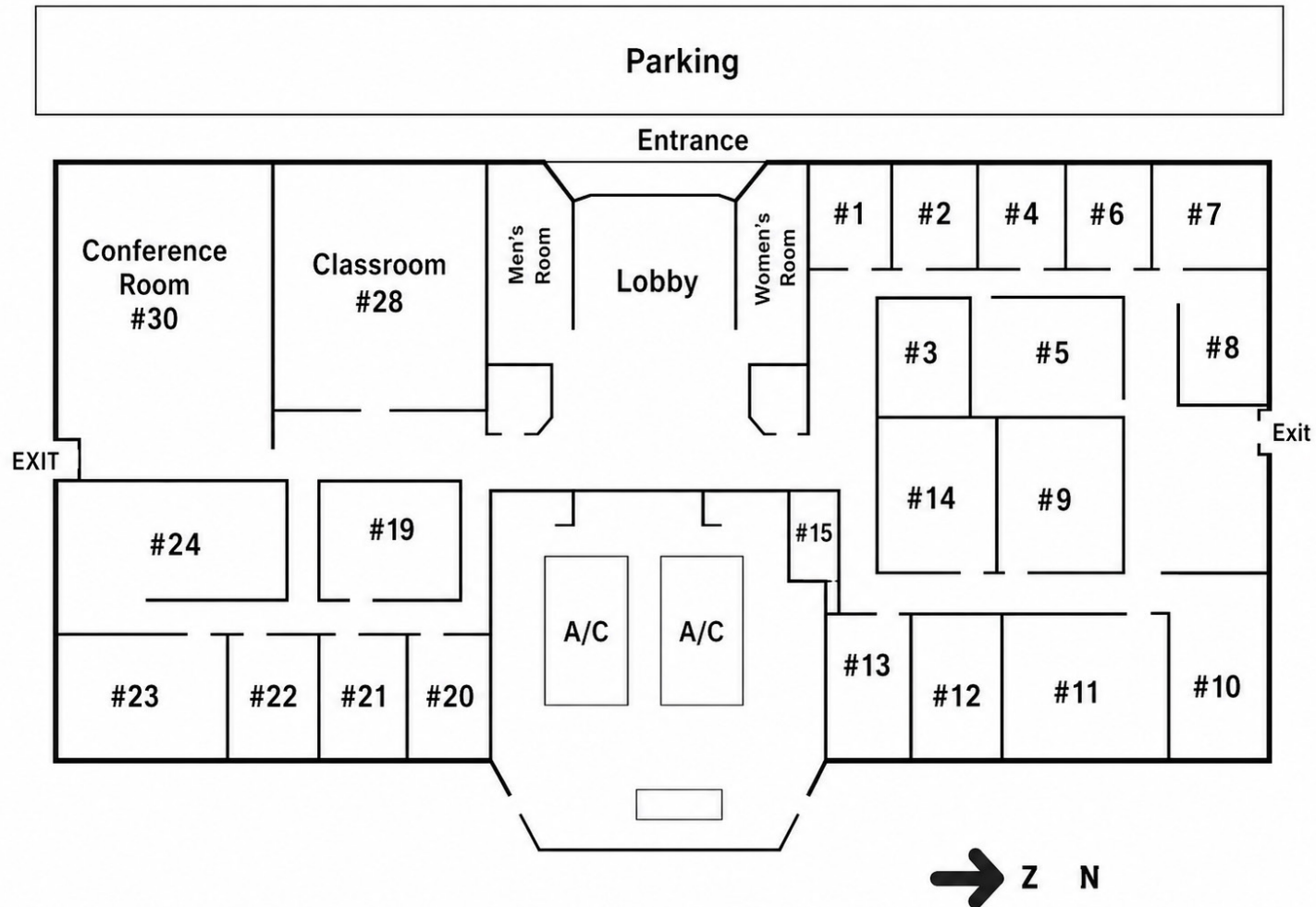
CONTACT INFO

TJ Swearengin
Principal
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602.912.3530



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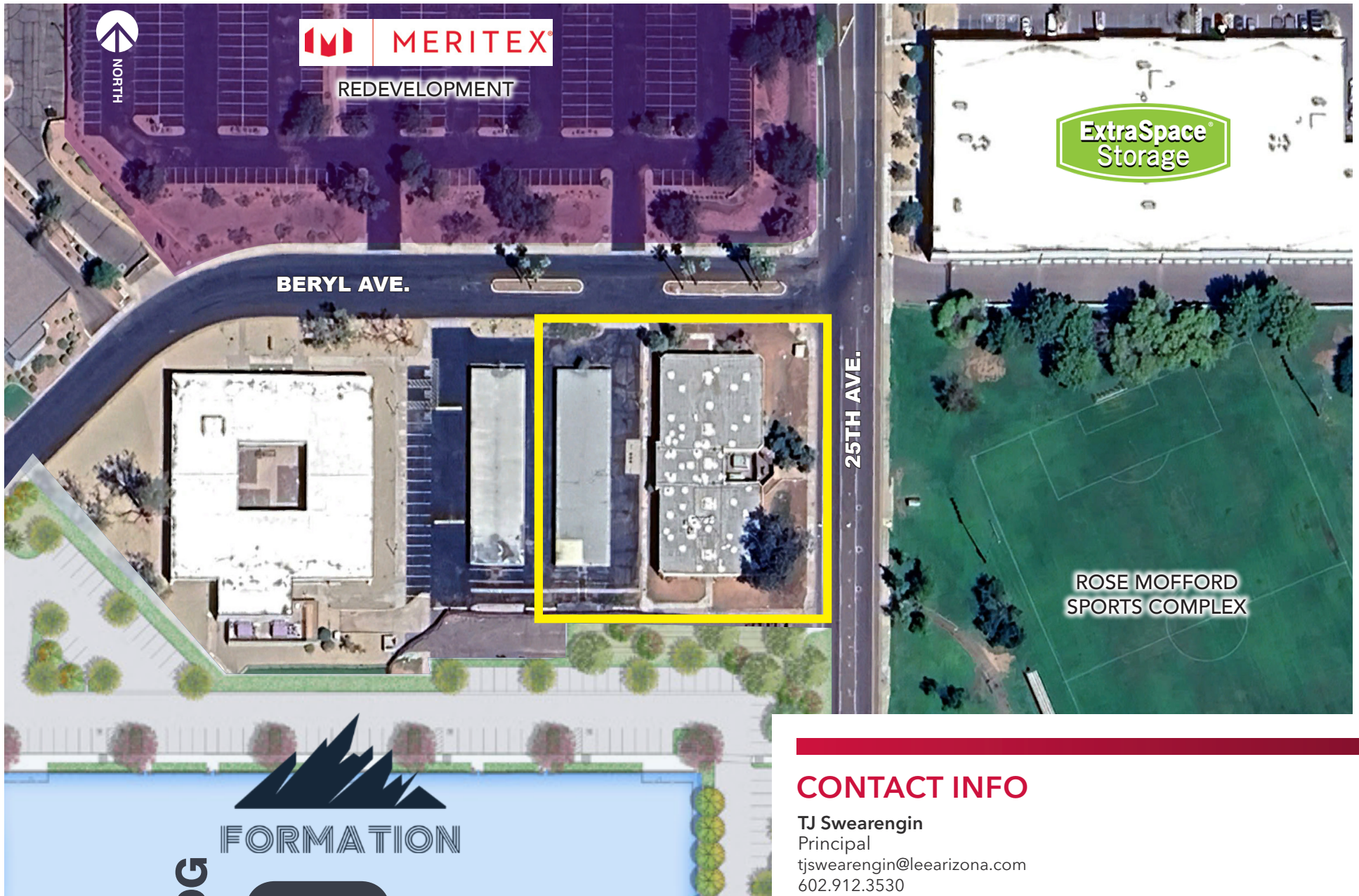
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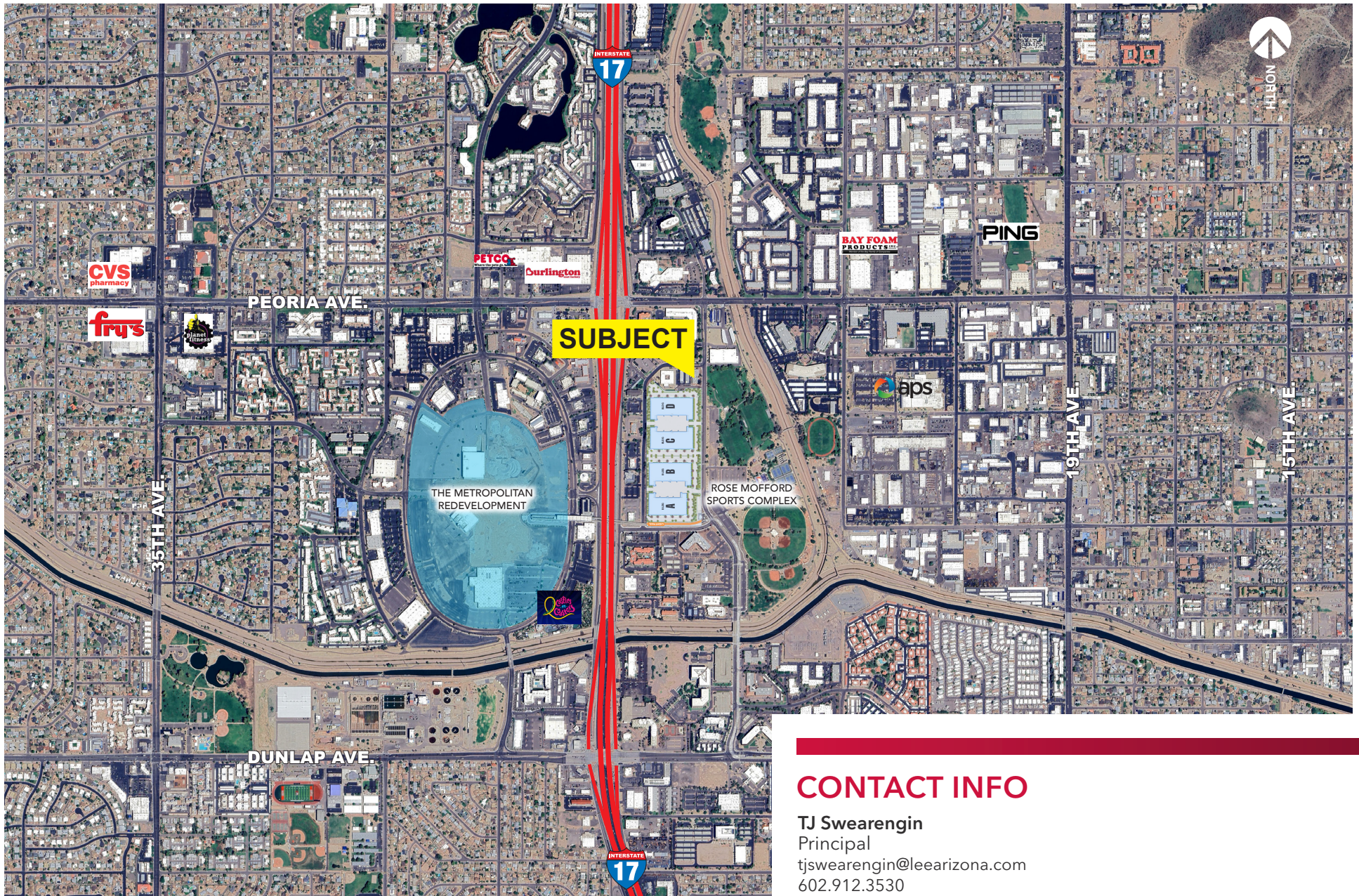
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