

SPACIOUS WITH GATED YARD

NORTH PHOENIX INDUSTRIAL CONDO

23320 North 18th Drive, Phoenix, AZ 85086



PROPERTY DESCRIPTION

Multi-purpose industrial condo is situated close to the I-17 and 101 freeways boasting a spacious warehouse and comfortable, open office. The warehouse is fully sprinklered, insulated roof, two 14 ft grade level roll up doors. Sixteen parking spaces in the gated yard with room to spare. Light, bright office with kitchenette and 10 ft ceilings, LED lighting, and spacious offices. Comfortable for your clients and employees. Owner occupant plush and U-Haul businesses are also for sale.

PROPERTY HIGHLIGHTS

- Light, bright offices with AC
- Kitchenette
- Gated yard
- E-Vap cooled

OFFERING SUMMARY

Sale Price:	\$4,100,000
Lot Size:	0.74 Acres
Building Size:	11,533 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,734	24,186	79,522
Total Population	3,434	60,695	200,041
Average HH Income	\$75,190	\$88,611	\$92,183

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

HANI ALDULAIMI
Keller Williams Realty East Valley
O: 480.900.8484
C: 480.900.8484
info@kwcig.com

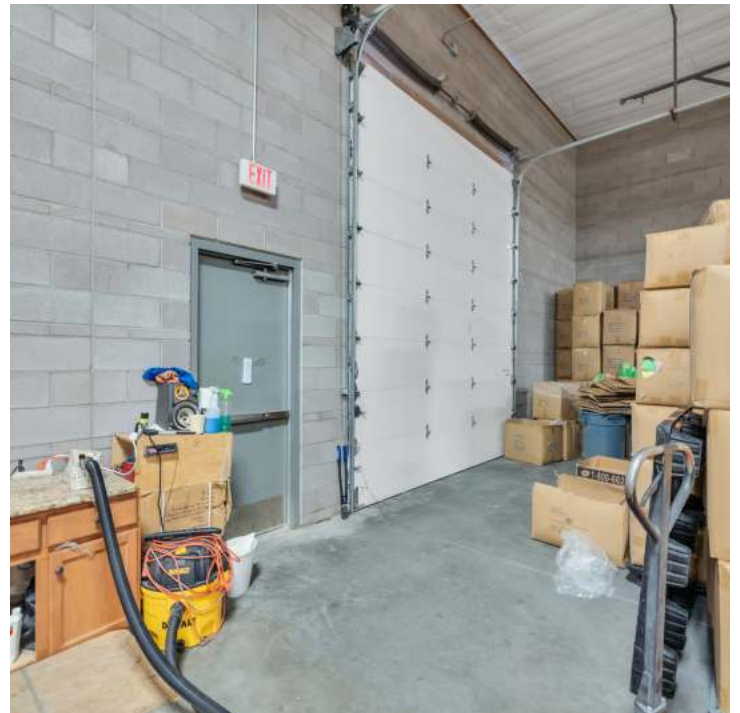
KW COMMERCIAL
2077 East Warner Road, #110
Tempe, AZ 85284

Each Office Independently Owned and Operated kwcommercial.com

SPACIOUS WITH GATED YARD

NORTH PHOENIX INDUSTRIAL CONDO

23320 North 18th Drive, Phoenix, AZ 85086



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

HANI ALDULAIMI
Keller Williams Realty East Valley
O: 480.900.8484
C: 480.900.8484
info@kwci.com

KW COMMERCIAL
2077 East Warner Road, #110
Tempe, AZ 85284

Each Office Independently Owned and Operated kwcommercial.com

SPACIOUS WITH GATED YARD

NORTH PHOENIX INDUSTRIAL CONDO

23320 North 18th Drive, Phoenix, AZ 85086



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

HANI ALDULAIMI
Keller Williams Realty East Valley
O: 480.900.8484
C: 480.900.8484
info@kwci.com

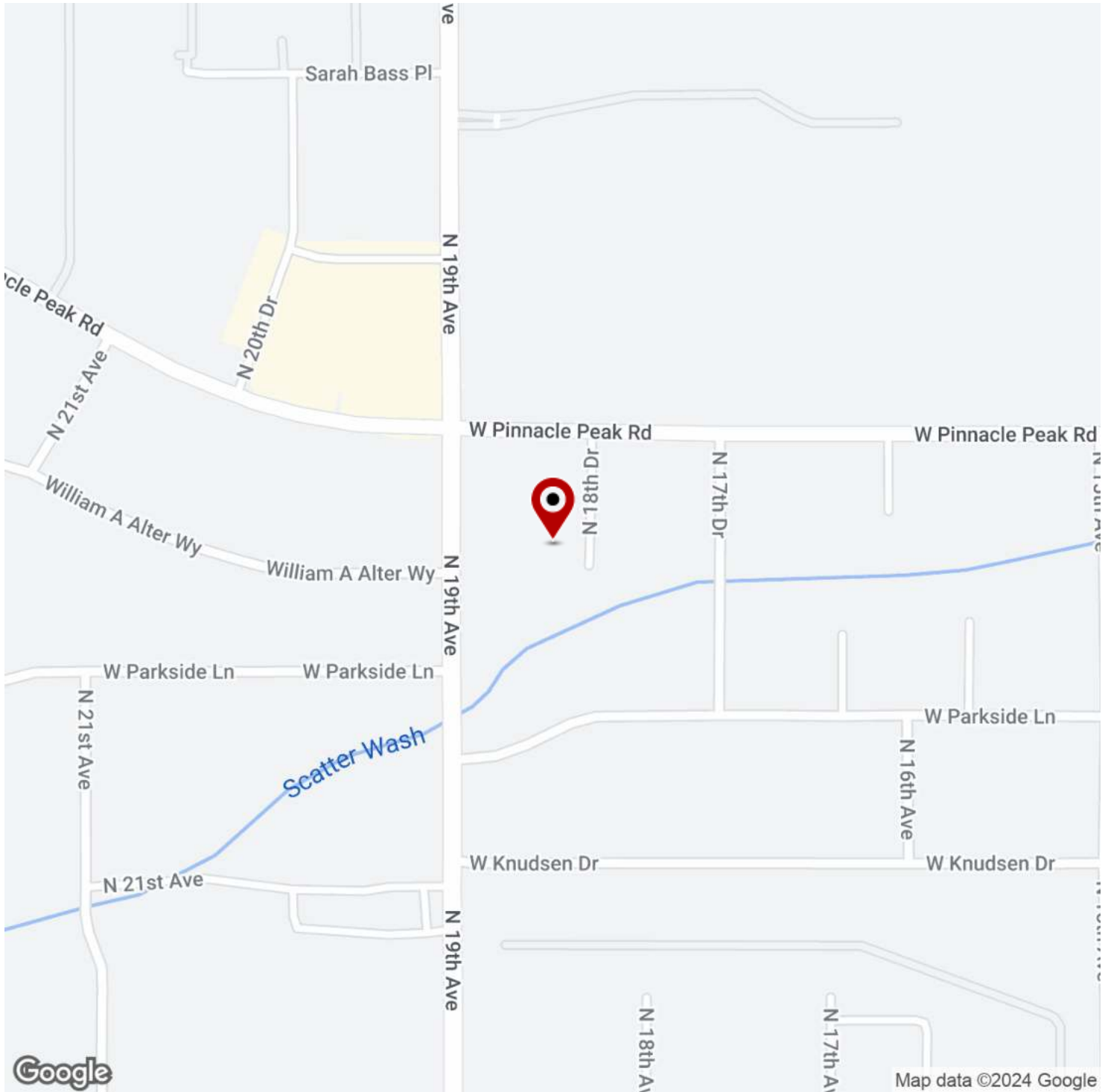
KW COMMERCIAL
2077 East Warner Road, #110
Tempe, AZ 85284

Each Office Independently Owned and Operated kwcommercial.com

SPACIOUS WITH GATED YARD

NORTH PHOENIX INDUSTRIAL CONDO

23320 North 18th Drive, Phoenix, AZ 85086



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

HANI ALDULAIMI
Keller Williams Realty East Valley
O: 480.900.8484
C: 480.900.8484
info@kwcig.com

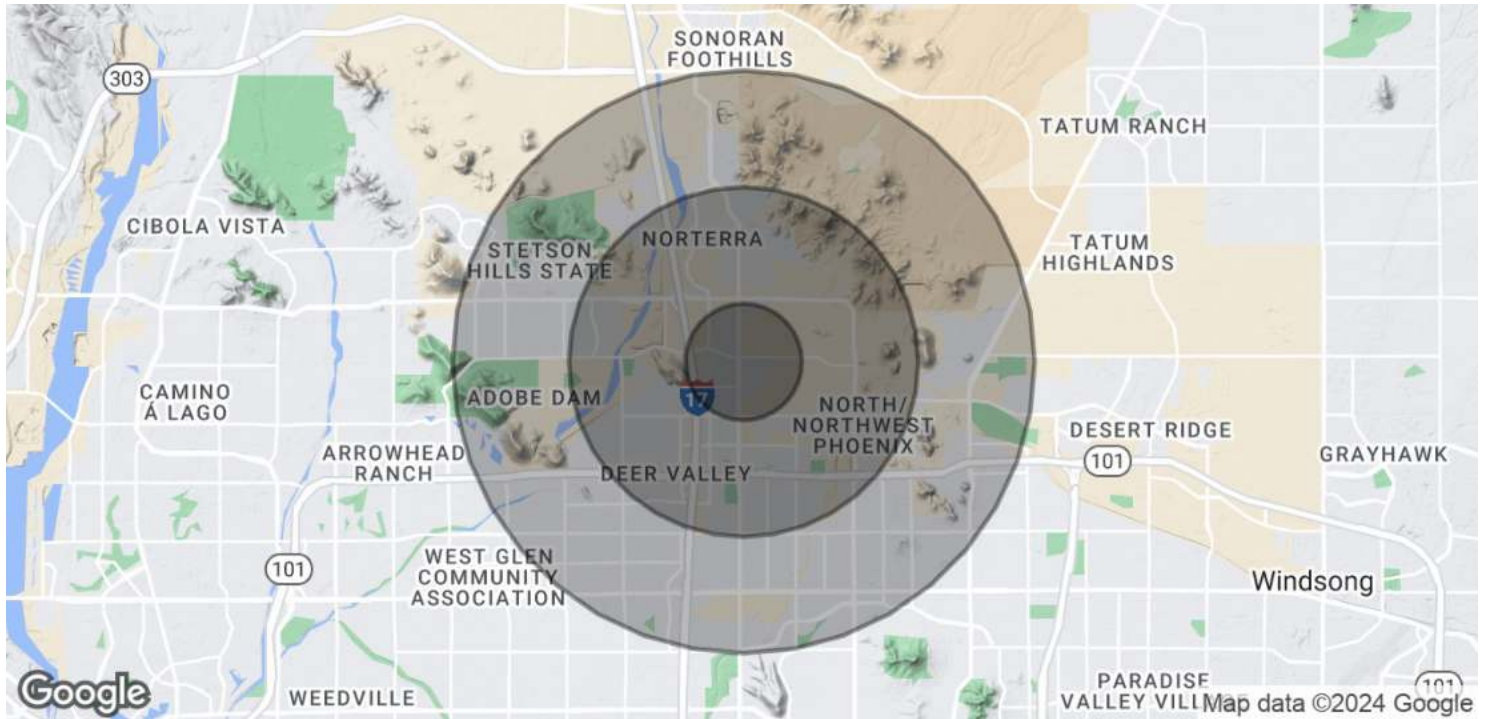
KW COMMERCIAL
2077 East Warner Road, #110
Tempe, AZ 85284

Each Office Independently Owned and Operated kwcommercial.com

SPACIOUS WITH GATED YARD

NORTH PHOENIX INDUSTRIAL CONDO

23320 North 18th Drive, Phoenix, AZ 85086



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,434	60,695	200,041
Average Age	38.8	37.3	38.0
Average Age (Male)	39.0	36.9	37.4
Average Age (Female)	38.7	37.8	38.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,734	24,186	79,522
# of Persons per HH	2.0	2.5	2.5
Average HH Income	\$75,190	\$88,611	\$92,183
Average House Value	\$261,619	\$255,138	\$276,675

* Demographic data derived from 2023 CoStar estimates

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

HANI ALDULAIMI
Keller Williams Realty East Valley
O: 480.900.8484
C: 480.900.8484
info@kwci.com

KW COMMERCIAL
2077 East Warner Road, #110
Tempe, AZ 85284

NORTH PHOENIX INDUSTRIAL CONDO

23320 North 18th Drive, Phoenix, AZ 85086



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

HANI ALDULAIMI
Keller Williams Realty East Valley
O: 480.900.8484
C: 480.900.8484
info@kwcig.com

KW COMMERCIAL
2077 East Warner Road, #110
Tempe, AZ 85284