

# OWNER USER – 7,050 SF WAREHOUSE WITH TRUCK WELL

3312 N 28TH AVE | PHOENIX, AZ 85017



## FOR SALE

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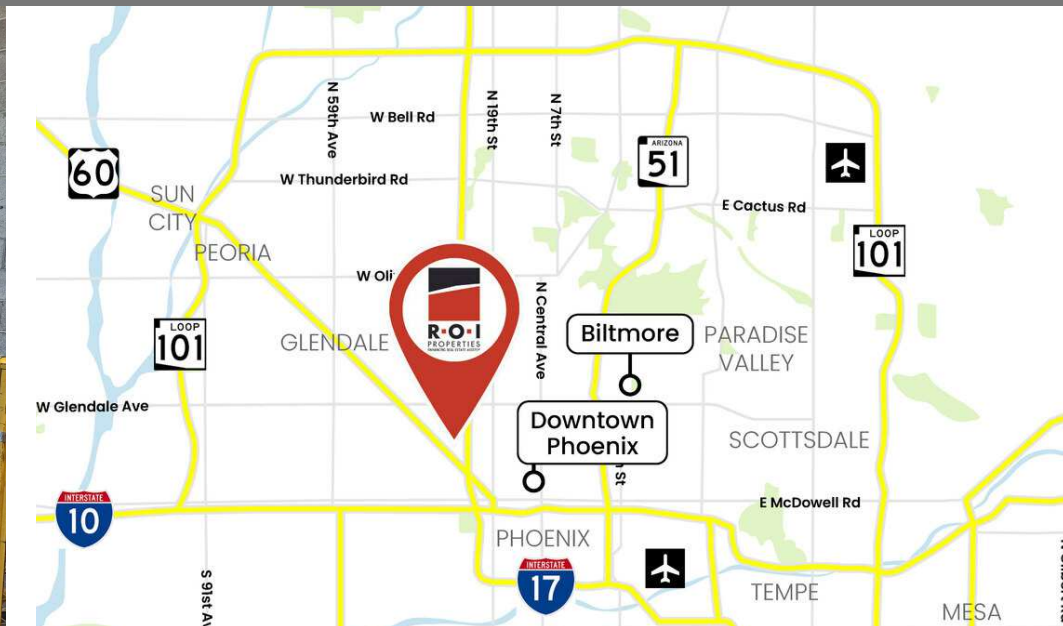
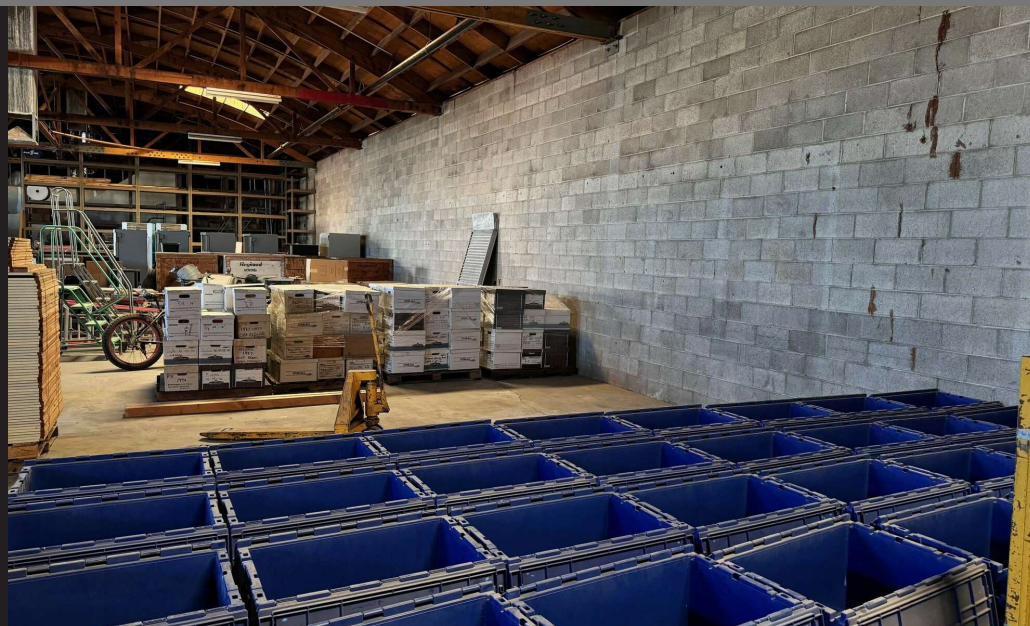
R.O.I. Properties  
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# A-1 INDUSTRIAL BUILDING FOR SALE NEAR DTPHX

3312 N 28TH AVE, PHOENIX, AZ 85017

## FOR SALE



### OFFERING SUMMARY

Sale Price:	\$1,450,000
Price/SF:	\$205/SF
Building Size:	7,050 SF
Lot Size:	20,000 SF
Zoning:	A-1

### PROPERTY OVERVIEW

The property consists of a 7,050 SF warehouse situated on 20,000 SF (0.45 AC), zoned light industrial (A-1). The interior of the building is majority warehouse (14' clear) with minimal office, which has two private offices and reception. The yard space is paved and truck well provides users with flexibility for easy loading and unloading. The property is conveniently less than 5 minutes from the I-17 and I-10 and near Downtown Phoenix, making the entire valley easily accessible.

### PROPERTY HIGHLIGHTS

- Flexible zoning provides for outdoor storage (A-1, City of Phoenix)
- Secure yard and truck well
- HVAC Office, EVAP Warehouse with 13' 11" clear height

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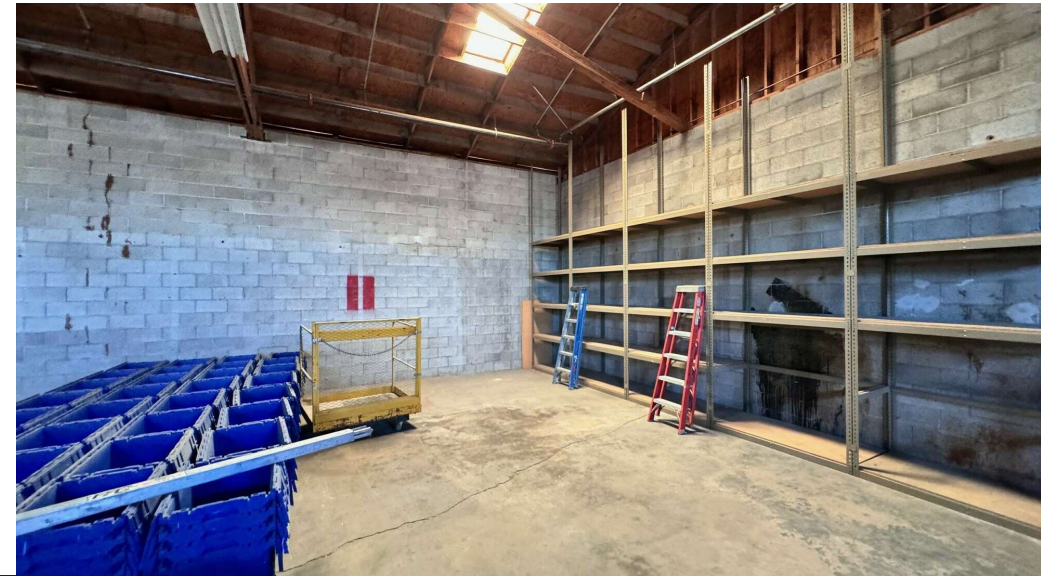
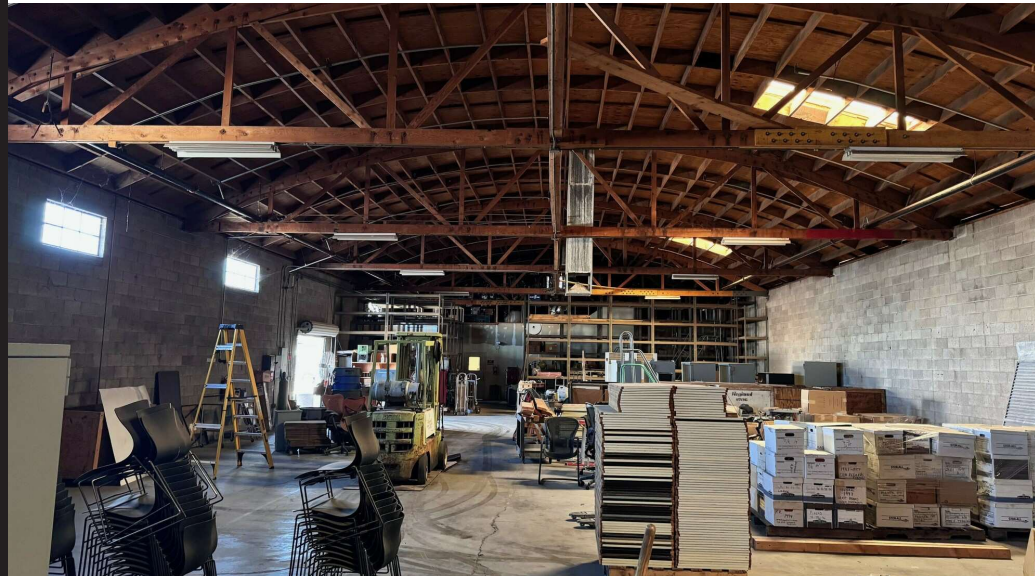
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# TRUCKWELL, GRADE LEVEL DOORS, 14' CLEAR HEIGHT, A-1 ZONING

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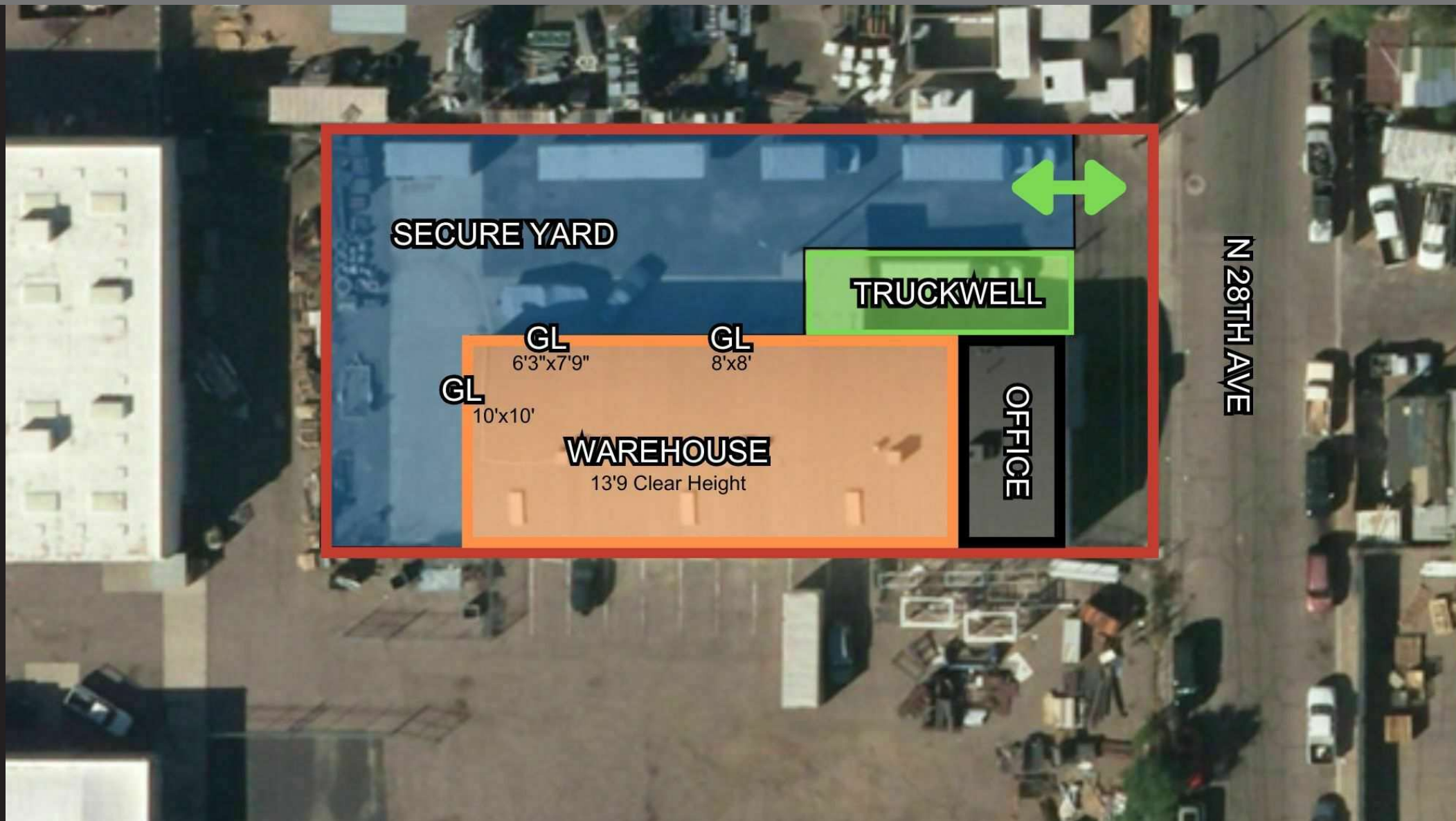
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# EFFICIENT INDUSTRIAL PROPERTY WITH TRUCKWELL & YARD SPACE

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# LESS THAN 5 MINUTES FROM THE I-17, 1-10 & NEAR DTPHX

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