

2026 N 27TH AVENUE

PHOENIX, ARIZONA 85009

AVAILABLE FOR SALE



**A-1 LIGHT
INDUSTRIAL**

Property Overview

Parcel: 108-15-007-D
Zoning: Phoenix A-1 Light Industrial
Maricopa I-1 Light Industrial
Lot Size: 69,652 sqft / 1.599 acres
Building sqft: 18,867 sqft

Property Highlights

- A-1 Zoning
- Fully Fenced Property
- Garage with 3 roll-up bay doors
- Multiple uses
- Easy access to I-10 and I-17
- Proximity to Downtown Phoenix

ASKING \$3,050,000

1.599 ACRES 18,867 SQFT BUILDING

US Investment Realty | Confidential Marketing Brochure | 2026 N 27th Ave, Phoenix, AZ 85009



**US INVESTMENT
REALTY**

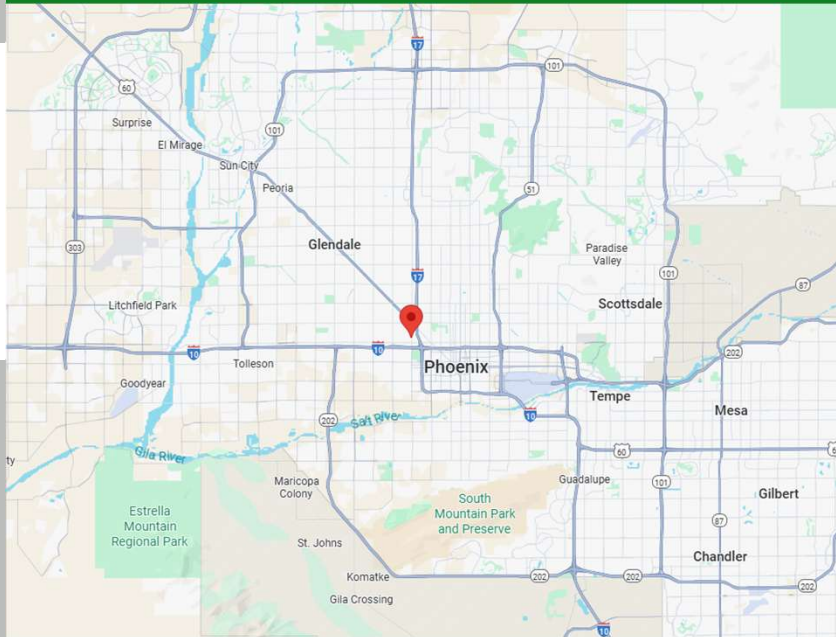
Sam Vigil
Phone: (480) 779-7575
Fax: (602) 889 9196
Cell: (480)-369-1236
SamVigilRealtor@gmail.com



2026 N 27TH AVENUE

PHOENIX, ARIZONA 85009

Location



ASKING \$3,050,000
1.599 ACRES 18,867 SQFT BUILDING

US Investment Realty | Confidential Marketing Brochure | 2026 N 27th Ave, Phoenix, AZ 85009



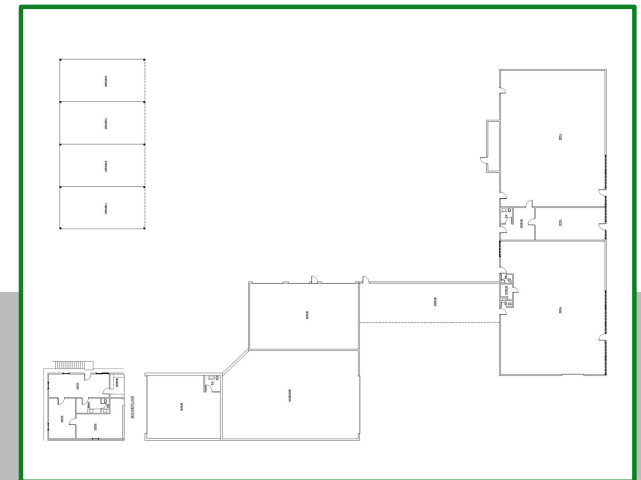
Sam Vigil
Phone: (480) 779-7575
Fax: (602) 889 9196
Cell: (480)-369-1236
SamVigilRealtor@gmail.com



2026 N 27TH AVENUE

PHOENIX, ARIZONA 85009

Site Plan/ Floor Plan



ASKING \$3,050,000
1.599 ACRES 18,867 SQFT BUILDING

US Investment Realty | Confidential Marketing Brochure | 2026 N 27th Ave, Phoenix, AZ 85009



Sam Vigil
Phone: (480) 779-7575
Fax: (602) 889 9196
Cell: (480)-369-1236
SamVigilRealtor@gmail.com

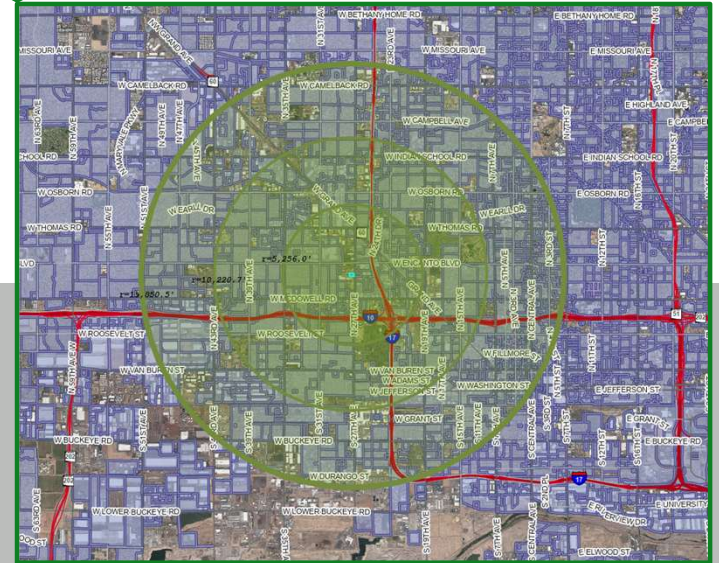


2026 N 27TH AVENUE

PHOENIX, ARIZONA 85009

Demographics

Metric	1 Mile	3 Mile	5 Mile
2024 Total Population	8,750	167,376	409,129
2029 Forecast Population	9,329	180,680	442,463
Average Age	34	34	34
2024 Total Households	2,629	58,368	143,211
Median Household Income	\$48,540	\$48,590	\$50,271
Average Household Size	3.1	2.6	2.7
Median Home Value	\$277,173	\$277,790	\$277,157
Median Year Built	1962	1968	1970



ASKING \$3,050,000
1.599 ACRES 18,867 SQFT BUILDING

US Investment Realty | Confidential Marketing Brochure | 2026 N 27th Ave, Phoenix, AZ 85009



Sam Vigil
Phone: (480) 779-7575
Fax: (602) 889 9196
Cell: (480)-369-1236
SamVigilRealtor@gmail.com



2026 N 27TH AVENUE

PHOENIX, ARIZONA 85009

ASKING \$3,050,000
1.599 ACRES 18,867 SQFT BUILDING
A-1 LIGHT INDUSTRIAL PROPERTY

Disclaimer

The information in this brochure is provided for general guidance and is believed to be accurate, but it is not guaranteed. All details, including property information, availability, and pricing, are subject to change without notice. Prospective buyers and tenants are encouraged to verify all information independently and to consult with appropriate professionals regarding zoning, legal, or financial matters. This brochure is intended for marketing purposes only and does not constitute an offer or agreement.

US Investment Realty | Confidential Marketing Brochure | 2026 N 27th Ave, Phoenix, AZ 85009



Sam Vigil

Phone: (480) 779-7575

Fax: (602) 889 9196

Cell: (480)-369-1236

SamVigilRealtor@gmail.com

