

**OWNER-USER INDUSTRIAL
OFFICE/WAREHOUSE
FOR SALE**

2406 S 24TH STREET
BUILDING 2, SUITE 125
PHOENIX, ARIZONA 85034



**SUBJECT
PROPERTY**



S 24th ST

E UNIVERSITY DR



Brett Ranta
O: (480) 739-6945
M: (602) 686-4049
brett.ranta@orionprop.com



PROPERTY OVERVIEW

SALE PRICE	\$1,175,700.00
PRICE/SF	\$260.00
SIZE (GBA)	4,522
PARCEL	115-32-053
LOT SIZE	CONDO
CLEAR HEIGHT	14'
DRIVE-IN DOOR	1
POWER	HEAVY
CROSS STREETS	24TH STREET & UNIVERSITY



Owner-User Industrial



Central Phoenix near Sky Harbor and Freeway Access



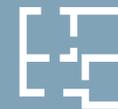
Abundant power



100% HVAC



POA Covers Roof, Parking Lot, Trash, Sewer, and Water



Zoned A2
(City of Phoenix Heavy Industrial)



DOWNTOWN
PHOENIX



AREA HIGHLIGHTS

ARIZONA
INDUSTRIAL
PARK



SITE

PHX
PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT



SALT RIVER

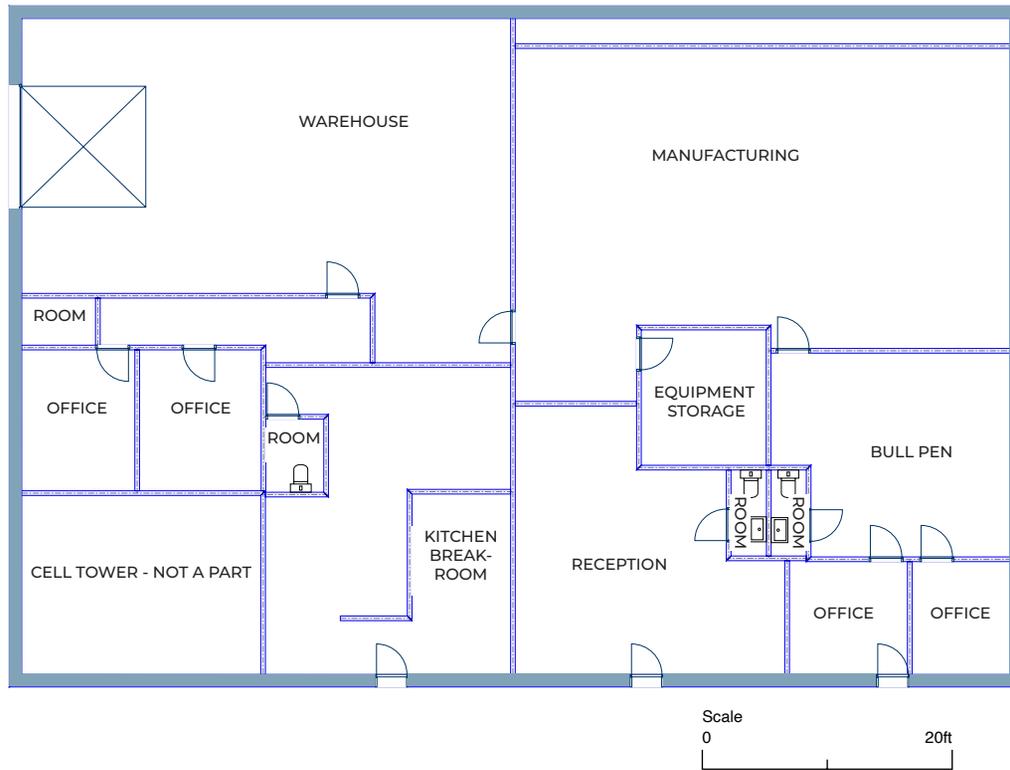


S 24th ST

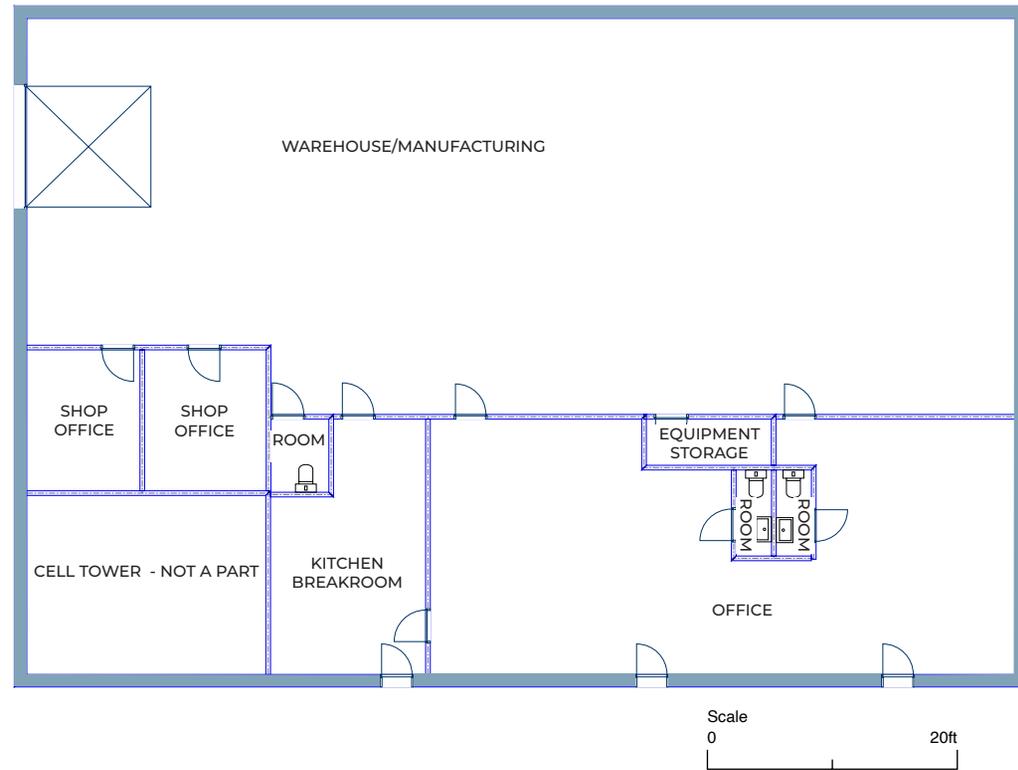


FLOOR PLAN

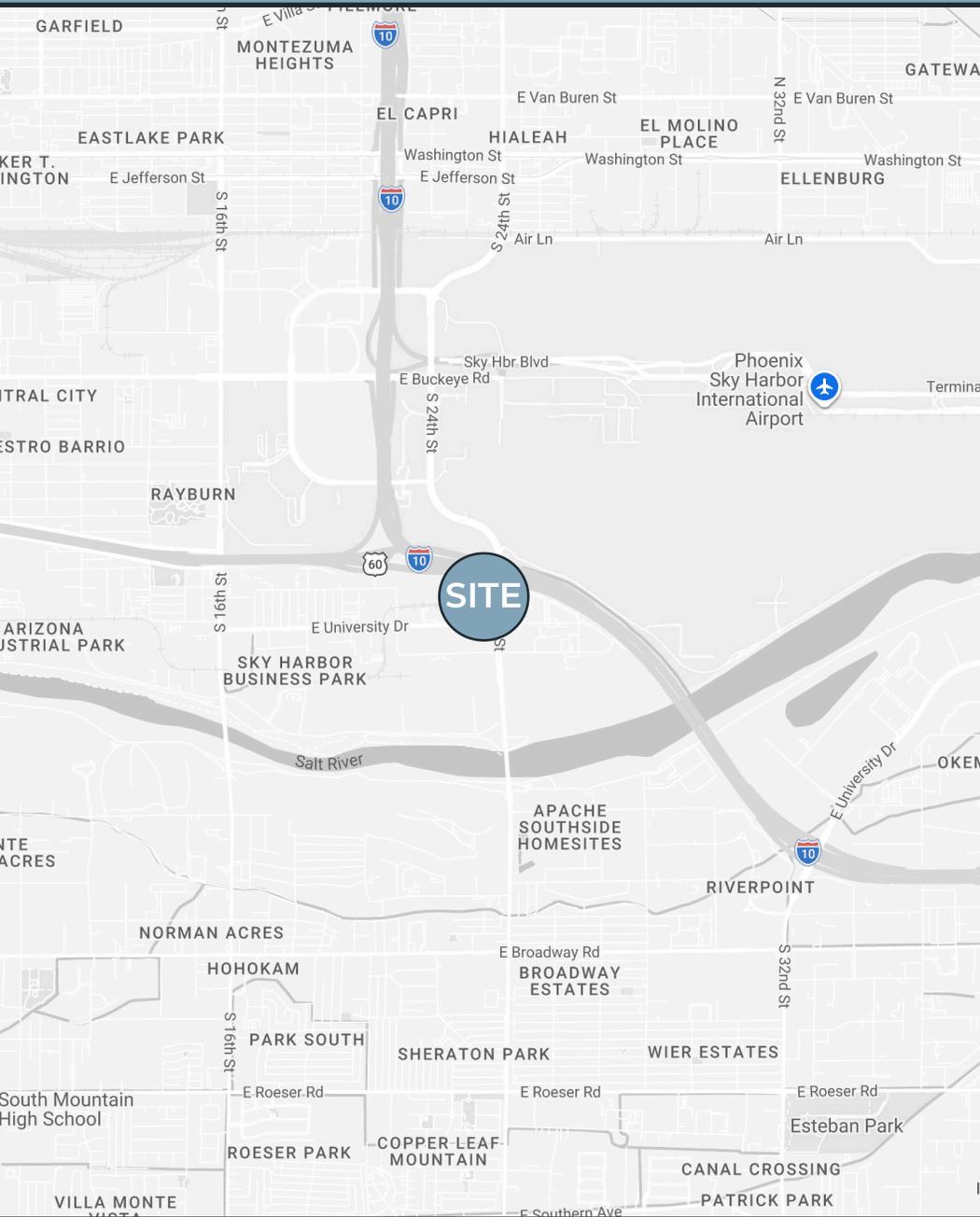
EXISTING FLOOR PLAN



PROPOSED FLOOR PLAN



DISCLAIMER



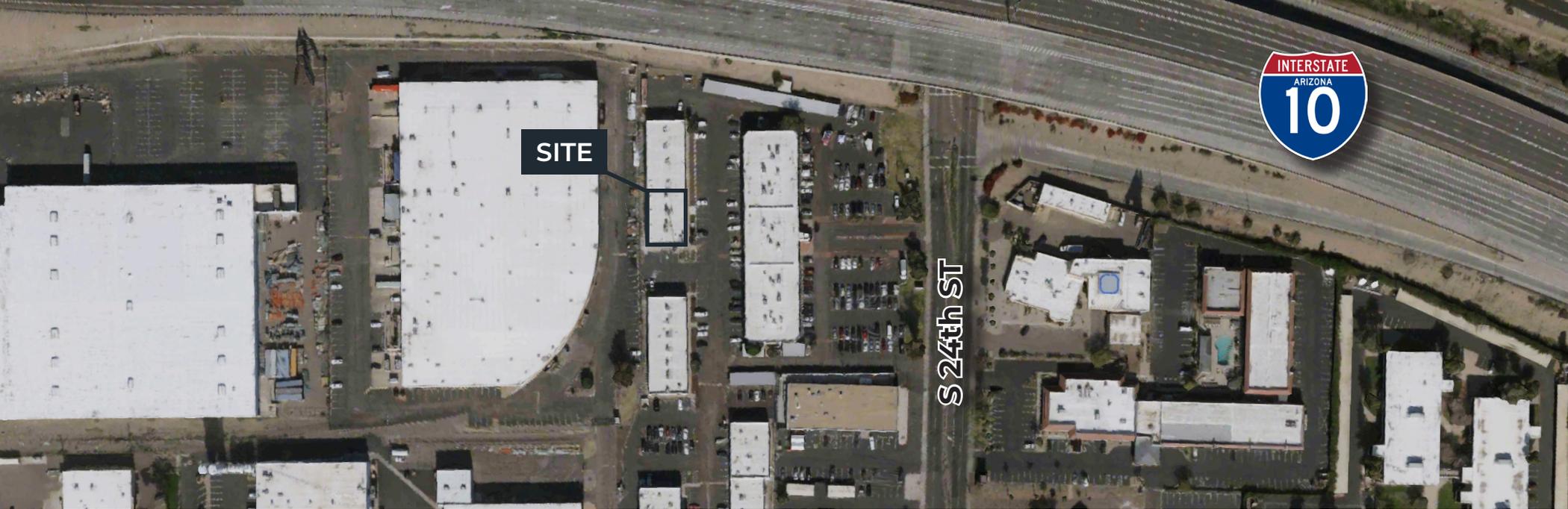
All materials and information received or derived from ORION Investment Real Estate its directors, officers, agents, advisors, affiliates and/or any third-party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance, or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or all other matters.

Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. ORION Investment Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. ORION Investment Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. ORION Investment Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by ORION Investment Real Estate in compliance with all applicable fair housing and equal opportunity laws.



ORION Investment Real Estate
7150 East Camelback Road, Suite 425
Scottsdale, Arizona 85251



BRETT RANTA
VICE PRESIDENT

Direct Phone: (480) 739-6945
Mobile Phone: (602) 686-4049
brett.ranta@orionprop.com

ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.