

For Sale

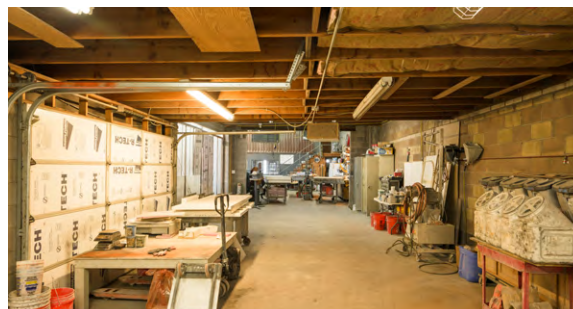
1738 E JEFFERSON ST



CONTACT

Brandon Borsheim
bborsheim@keyser.com
602.326.1861

Property Characteristics



 **ADDRESS** 1738 E Jefferson St
Phoenix, AZ 85034

 **BUILDING SIZE** +/- 3,600 SF

 **PARCEL SIZE** 0.16 acres

 **ZONING** C-3, City of Phoenix

 **CLEAR HEIGHT** 14'

 **CONSTRUCTION** Masonry Block

Property Overview

The building was constructed in 1994 and is a standalone 3,600 SF warehouse building. The building also features a private office with three grade level loading doors and a small, enclosed yard. According to our records, the building includes a drive thru bay for easy access from front to back of property, which sits on a 0.16-acre parcel.



Location



Location Overview

The subject property lies within the Sky Harbor Airport submarket, a desirable submarket for a variety of users with its close proximity to I-10, the I-17 and Sky Harbor Airport, the 15th busiest airport in North America. The subject property is approximately half a mile west of I-10 and less than two miles north of the I-17. Zoning for this property is C-3, General Commercial, which allows a wide array of industrial and retail uses.

The C-3 (General Commercial) zoning district permits a wide range of commercial, retail, and industrial uses, designed to support high-traffic businesses and large-scale commercial operations. Potential uses include:



Retail



Automotive Services



Warehousing & Distribution



Entertainment Venues



Industrial and Manufacturing

By maximizing these potential uses, the property can be developed into a high-traffic commercial and industrial hub that promotes economic growth, accommodates large-scale operations, and serves as a regional destination for various business activities.

