

FOR SALE | ±35,000 SF HEAVY MANUFACTURING BUILDING ON ±2 ACRES

17617 N. 25th Avenue

PHOENIX, ARIZONA 85023



N 25TH AVENUE

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Property Highlights

Building Size:	±35,000 SF
Available SF:	±17,500 SF
Site Area:	±2 Acres (±85,378 SF)
Clear Height:	16'
Cooling:	EVAP/ AC Warehouse
Loading:	Grade Level
Year Built:	1987
Zoning:	Ind. Pk, Phoenix
Heavy Power:	Min 2,400 AMPS (buyer to verify)
Large Yard:	Fenced, Paved and Secured
Asking Price:	\$7,000,000 (\$200/SF)

Available Suite:

SF:	±17,500 SF
Office:	±5,500 SF
Cooling:	100% HVAC
Power:	±2,000 AMPS

In-Place Income:

Leased SF:	17,500 SF
Current Rent:	\$18,000/mo NNN
Annual Rent (Year 1):	\$216,000
Annual Bumps:	3.5%
Lease Commencement:	January 1, 2026
Lease Expiration:	December 31, 2030



Floor Plan

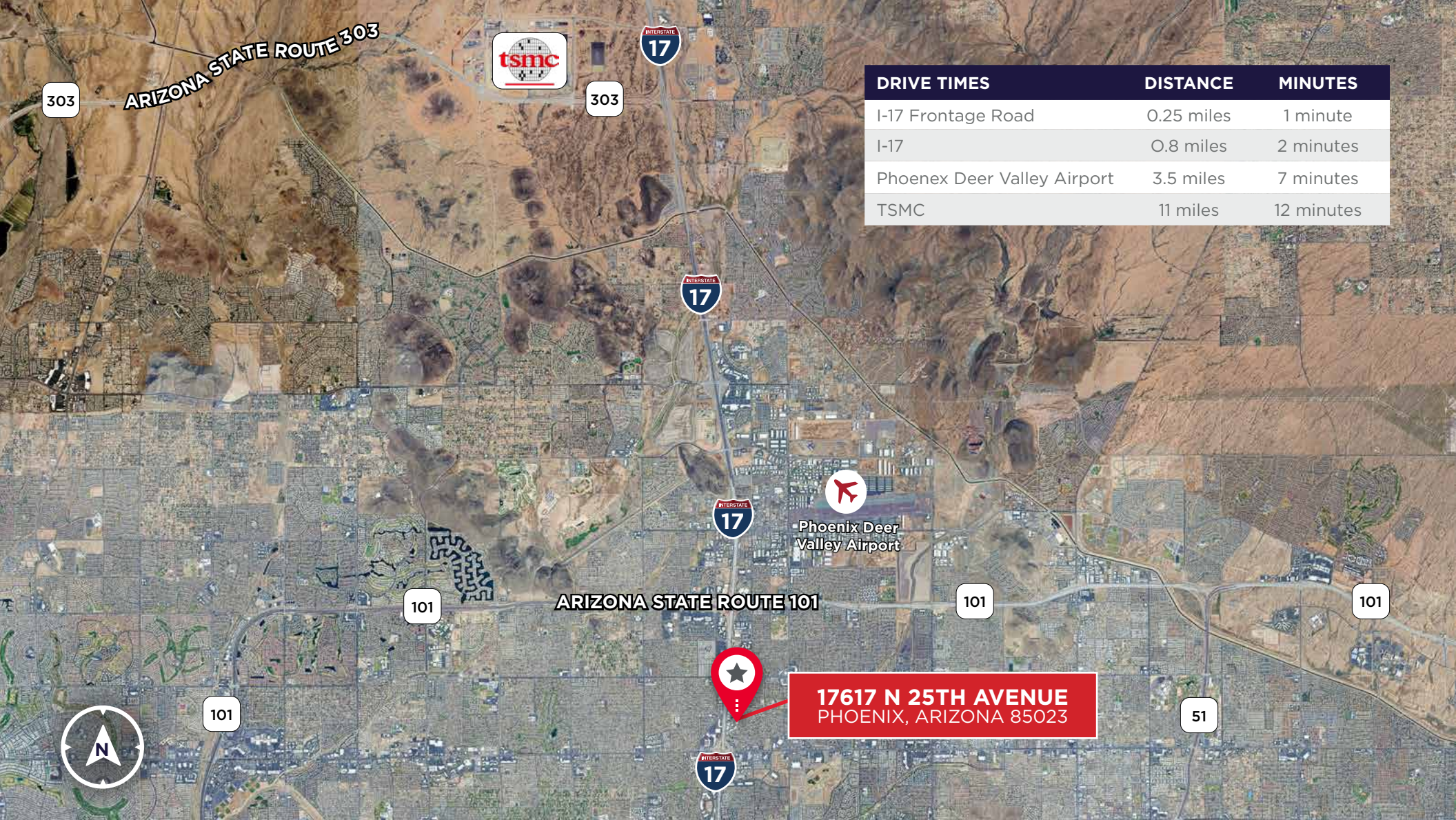


Property Photos



Property Photos





DRIVE TIMES	DISTANCE	MINUTES
I-17 Frontage Road	0.25 miles	1 minute
I-17	0.8 miles	2 minutes
Phoenix Deer Valley Airport	3.5 miles	7 minutes
TSMC	11 miles	12 minutes

FOR MORE INFORMATION, PLEASE CONTACT:

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