



OVERVIEW

Offering Price	\$19,500,000
Total Acreage	3.17
Zoning	DTC-WARE
Height Allowed	120'
Density	Unlimited
Opportunity Zone	Yes

PROPERTY HIGHLIGHTS

- **Location, Location, Location:** Located in the Increasingly Popular Warehouse District Area of Downtown Phoenix
- **Walking Distance to the Footprint Center, Chase Field, Convention Center, & the Business & Government Cores of Downtown Phoenix**
- **Close Proximity to Public Transit, Including Bus & Light Rail Stops – Roughly One Block Away From a New South Line Light Rail Stop, Projected to Open in 2025**
- **Over 32,000 SF of Building Space / Rentable / Usable SF: Including a 27,572 SF Irreplaceable Epic Brick Warehouse Building With Substantial On-Site Parking**
- **Massive Development Potential With Over Two Acres of Underdeveloped Land, Total Land of 138,184 SF**
- **Flexible Zoning Allows for Commercial, Multifamily, Hospitality, & More**
- **Covered Land Play Potential With Two Existing Businesses Currently Operating On-Site: Warehouse 215 (Events Space) & M-Culinary (Commercial Kitchen Catering Business)**
- **Approximately \$2M in Recent Renovations & Capital Improvements**



APN#	LOT NAME	LOT SF	ZONING	BUILDING SF	TOTAL SF
112-26-164	Warehouse Lot	48,031	DTC-WARE	27,572	40,560
112-26-165	215 Lot 1	54,938	DTC-WARE	4,800	20,608
112-26-166A	215 Lot 2	35,215	DTC-WARE	-	20,608
TOTALS / AVERAGES		138,184		32,372	61,168

PHOENIX
LAS VEGAS
SAN DIEGO
TUCSON

PRIMARY LISTING ADVISORS

ALEX GAMBOA
SENIOR VICE PRESIDENT
203.645.7371
alex.gamboa@abimultifamily.com
LIC # AZ: SA710854000

JOHN KLOCEK
VICE PRESIDENT
602.344.9258
john.klocek@abimultifamily.com
Lic # AZ: SA657592000

PATRICK BURCH
VICE PRESIDENT
602.344.9197
patrick.burch@abimultifamily.com
Lic # AZ: BR515118000