

PANORAMIC PRESS

**COMMERCIAL / FLEX
FOR SALE
15,388 SF**



2920 N 35TH St. Phoenix, AZ 85018



Eisenberg Company
Development • Brokerage • Management

2710 East Camelback Road, Suite 210
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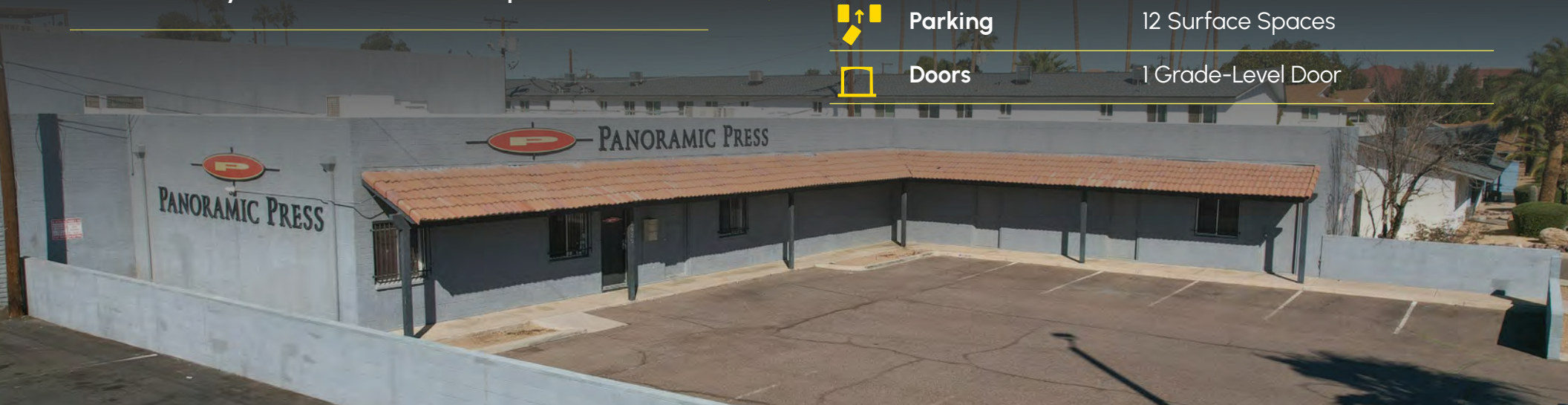
PROPERTY HIGHLIGHTS

The subject property is a single-story commercial/flex property located in Phoenix, AZ being sold as an Owner-user opportunity. The space consists of 23% office space and 77% warehouse/storage space. The site is rectangular, level, and at street grade with direct frontage on 35th Street and secondary frontage on 34th Street. The property is accessible via Loop 202 and State Route 51, located just 5.6 miles from Phoenix Sky Harbor International Airport.

- **Excellent Access and Visibility**
- **Loop 202: 1.5 miles South**
- **State Route 51: 1.8 miles West**
- **Phoenix Sky Harbor International Airport: 5.6 miles**

PROPERTY DETAILS

	Property Address	2920 N 35th St, Phoenix, AZ 85018
	Building Size	15,388 SF
	Land Size	32,502 SF / 0.75 Acres
	Building Class	Commercial / Flex
	Year Built	1977 & 1993
	Ceiling Height	16.5 FT (Warehouse)
	Zoning	C-2 Intermediate Commercial
	Occupancy	Vacant
	Parking	12 Surface Spaces
	Doors	1 Grade-Level Door



PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

Zoning Flexibility: The C-2 zoning allows for commercial/flex, office, retail, and even residential (with limited multi-family potential).

Potential for Repositioning: Given the mixed-use nature of surrounding properties, the site could be converted into a higher-yield use, subject to city approvals.

Commercial Layout: With 11,821 SF of warehouse/storage space and 3,567 SF of office space, the property is well-suited for a variety of commercial/flex tenants.

- Average Household Income of Over \$100,000
- Established Trade Area
- Excellent Access and Visibility
- Gated Lot Entry

Property Details	
Office Space	3,567 SF
Warehouse/ Storage Space	11,821 SF
Total	15,388 SF

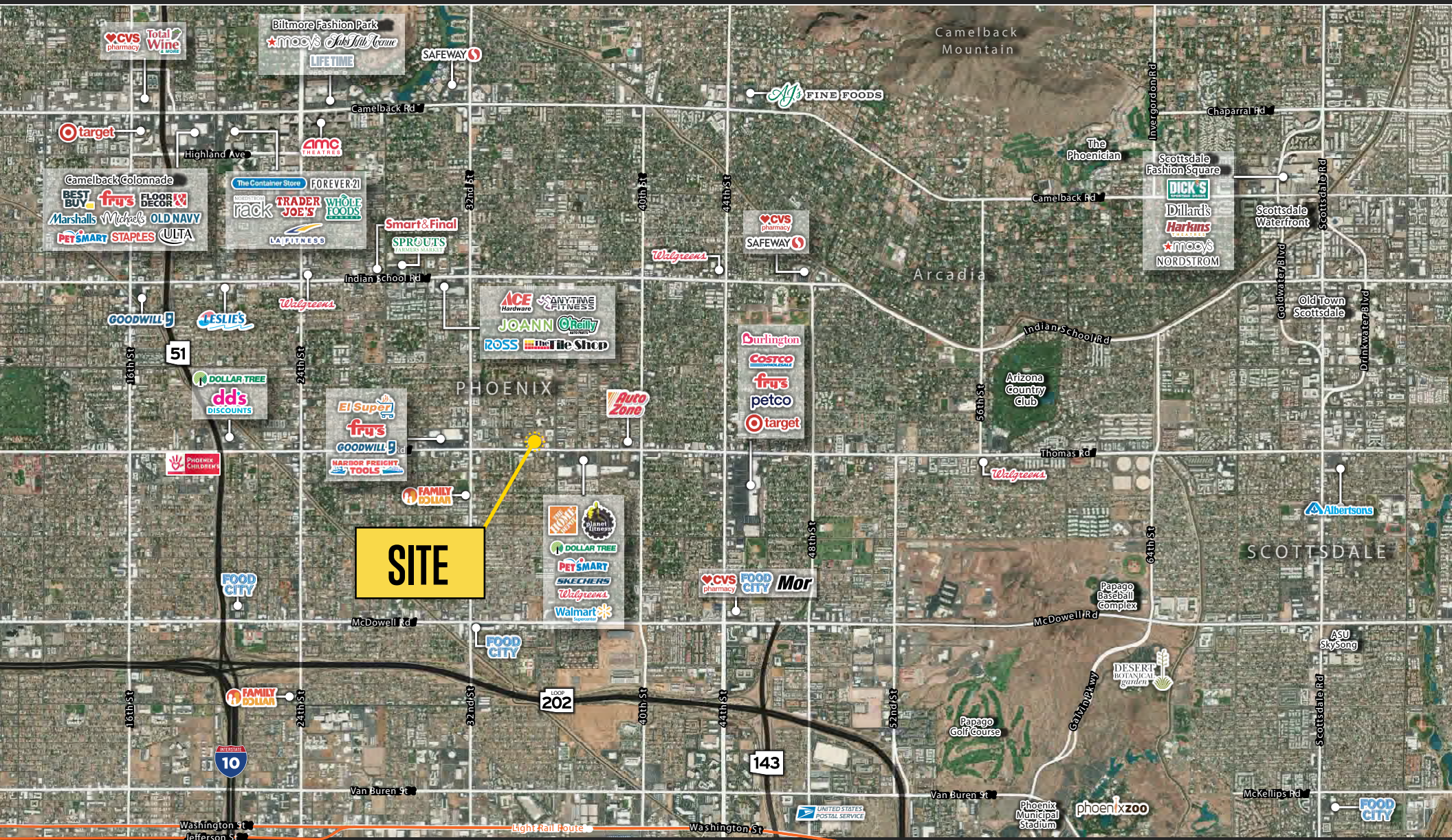


DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	23,200	151,193	296,519
Average HH Income	\$100,667	\$110,195	\$116,772
Number of Households	9,556	64,179	138,882

LOCATION OVERVIEW

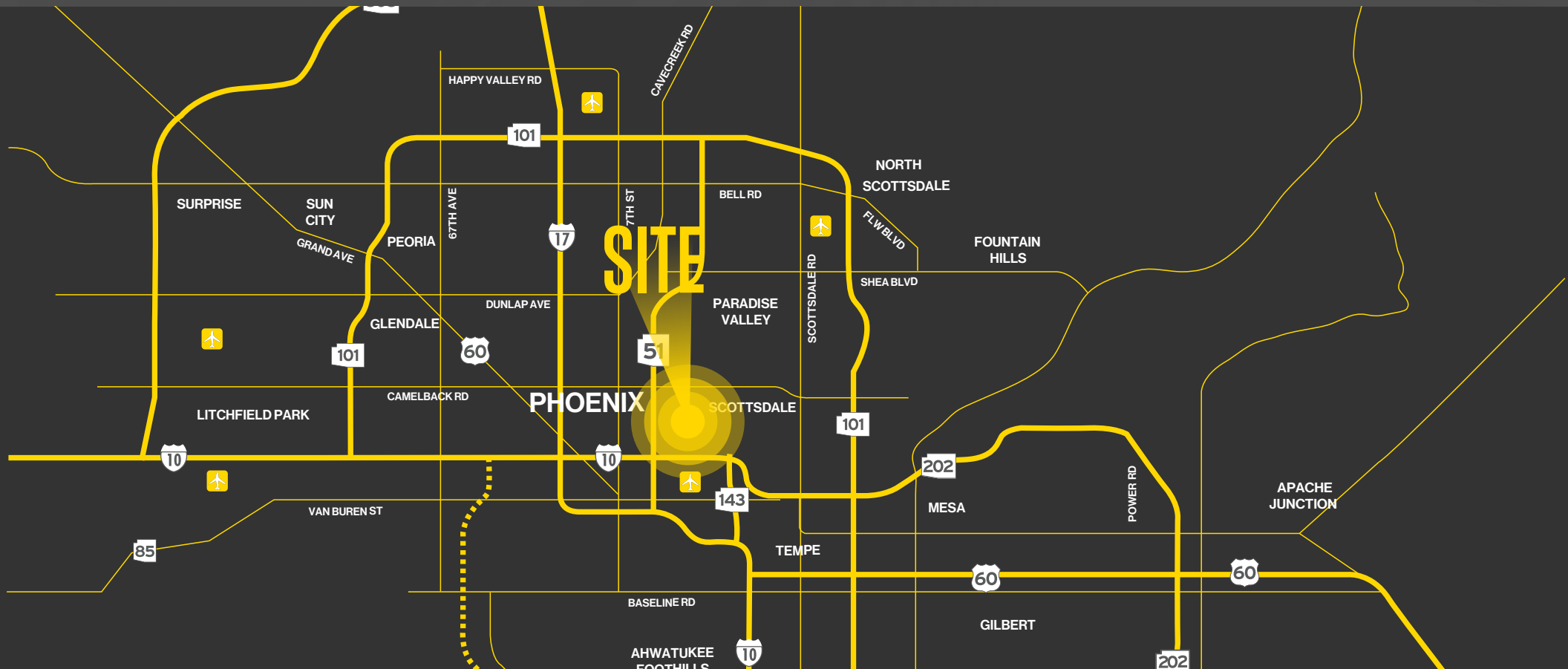


LOCATION OVERVIEW



AERIAL MAP

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PHOTOS

