

# IN ESCROW - ACCEPTING BACK-UP OFFERS

±101,524 SF INDUSTRIAL  
PROPERTY

1911 N 22ND AVE  
PHOENIX, AZ 85009



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# OFFERING DETAILS

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<b>PROPERTY TYPE</b>	Industrial
<b>SALE PRICE</b>	\$12,081,356 (\$119/SF)
<b>BUILDING SIZE</b>	±101,524 SF
<b>LOT SIZE</b>	±3.477 AC
<b>AVAILABLE SIZE</b>	±101,524 SF
<b>PARCELS</b>	110-51-016A, 110-51-024, 110-51-012A
<b>ZONING</b>	A-2 Industrial District, City of Phoenix



# PROPERTY HIGHLIGHTS

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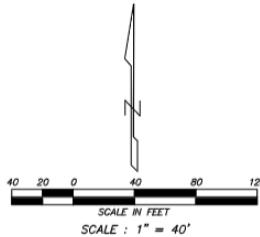
- ±10,000 SF of office space
- 17 EVAP units on the property (most replaced from 2017 - 2019)
- 3 AC units in the northern office
- Complete tear off and replacement of all warehouse roofs in 2017, 2018, and 2019
- Clear height inside warehouses: 16'0" - 16' 6"
- Fenced gated yard at NE corner of property, that includes 2 bays, with 2 vehicle lifts, and pneumatic lines
- Great Central Phoenix location
- Five (5) loading doors, both ramps and dock high on the 22nd Ave side of the building
- In very close proximity to rail, I-10, I-17, SR-51, SR-101, SR-202, U.S. 60
- Long-term month-to-month tenant in place
- Backup propane generator in place for the northern office
- Power: 2700 Amps, 3 Phase, 4 Wire, 120/240V Delta System
- Year Built: 1956 (per Maricopa County Assessor)
- Type of Construction: Mixed
- Access to Rail: Existing BNSF Rail Line runs down the east side of the property; an engineering study needs to be conducted to add a spur along the eastern side of the premises
- Fire Sprinklers: The 4 warehouse buildings have fire sprinklers, the northern office building does not



# PROPERTY SURVEY

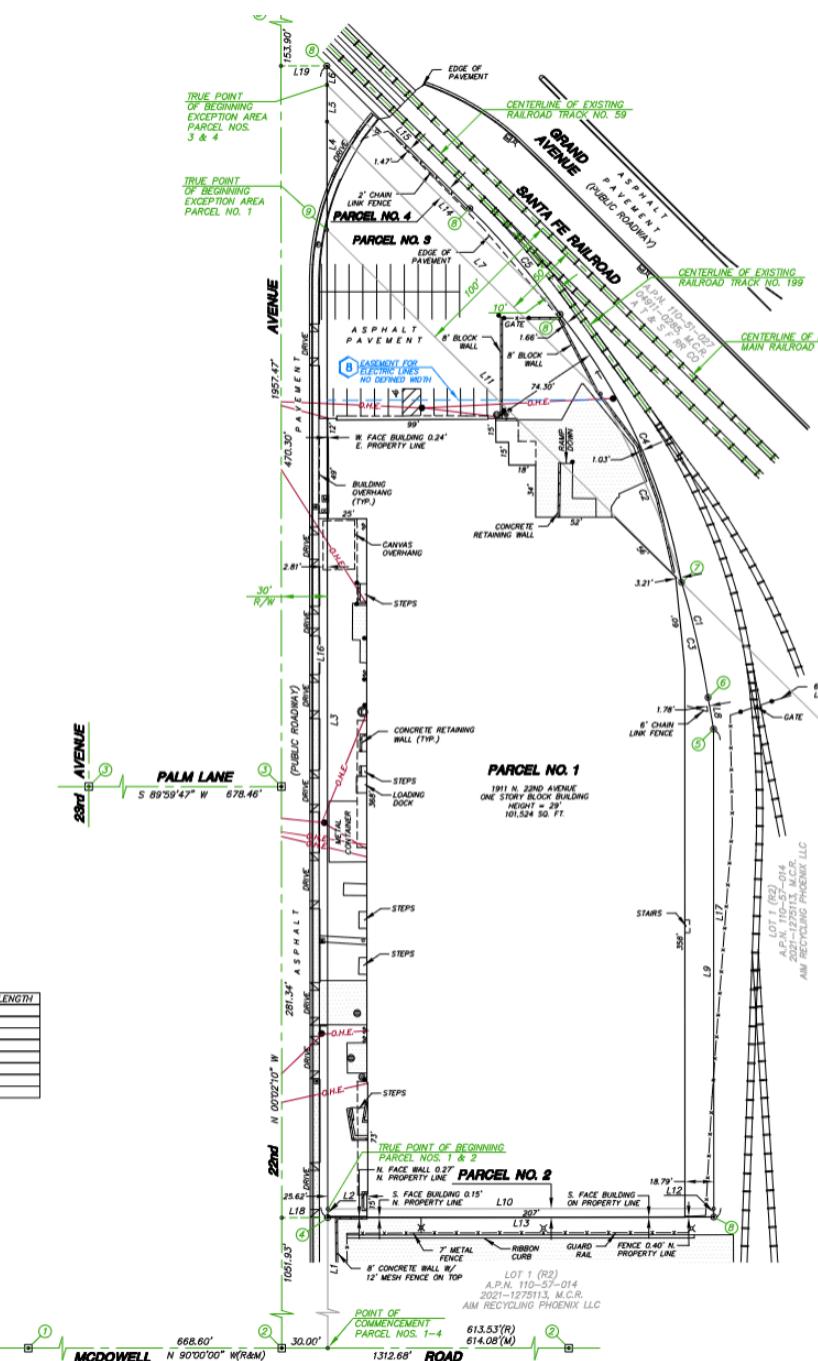
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LINE	BEARING	DISTANCE
L1	N 000210° W	1051.98'
L2(R)	N 000210° W	1.24'
L2(L)	N 000210° W	1.24'
L3(R)	N 000210° W	643.60'
L3(M)	N 000210° W	643.60'
L4(R)	S 000210° E	70.60'
L4(M)	N 000210° W	70.59'
L5	N 000210° W	23.98'
L6(R)	N 450710° W	251.67'
L7(M)	S 450831° E	251.67'
L8(R)	S 097400° E	21.53'
L8(M)	S 094845° E	20.97'
L9(R)	S 003100° E	317.13'
L9(M)	S 003100° E	317.13'
L10(R)	S 895830° W	251.74'
L10(M)	S 895750° W	251.74'
L11(R)	S 450710° E	326.04'
L11(M)	S 450830° E	315'
L12	S 450830° E	326.14'
L13(R)	S 003100° E	1.24'
L13(M)	S 895830° W	251.74'
L14(R)	S 453130° E	± 220'
L14(M)	S 453130° E	± 220'
L15	N 450710° W	138.47'
L16	N 000210° W	751.61'
L17	S 003100° E	318.37'
L18	S 895502° W	30.00'
L19	S 895750° W	30.00'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1(R)	568.81'	211.03'			
C1(M)	568.81'	211.03'	204.42°	S 192817.3° E	210.34'
C2(R)	568.81'	134.41'	1304.46°		
C2(M)	568.81'	134.41'	1303.52°	S 2373.38° E	133.97'
C3	568.81'	77.22'	730.50°	S 1256.17° E	77.16'
C4(R)	---	± 185'	---	---	---
C4(M)	381.55'	194.06'	2908.29°	S 242124° E	191.98'
C5	568.81'	90.85'	909.18°	N 402534° W	90.75'



## LEGEND

- Property Corner (See Monument Table)
- Property Line
- Find Survey Monument (See Monument Table)
- See Reference Documents
- Measured
- Schedule "B" Item
- 24 inch Vertical Curb & Gutter
- 8 inch Concrete Curb
- Indicates Driveway (means of access)
- Concrete Surface
- Railroad Tracks
- Fence
- Wall
- PIPE
- Overhead Electric Line
- Down Guy Wire
- Drywell or Catch Basin
- Electric Box
- Electric Meter
- Fiber Optics Vault
- Gas Spigot
- Guard Post or Gate Post
- Disabled Spore
- Light Pole
- Mail Box
- Mail Grade
- Power Pole
- Propane Tank
- Sewer Clean Out
- Springer Hook-Up (fire department)
- Water Meter
- Railroad Gate Arm

MONUMENT TABLE	
①	S 1/4 COR SEC. 36 - FND CHISELED "X" IN CONCRETE AS SHOWN ON (R2 & R5)
②	FND BRASS CAP FLUSH
③	FND BRASS CAP IN HANHOLE
④	FND PK NAIL & WASHER L.S. 42137 PER (R3)
⑤	FND 5/8" REBAR W/ILEGIBLE CAP - SET TAG L.S. J1020
⑥	FND BENT 1/2" REBAR NO I.D. - STRAIGHTENED & SET CAP L.S. J1020
⑦	FND 1/2" REBAR W/CAP L.S. 21081 S. 21'31" E. 0.55' - DID NOT DOUBLE MONUMENT
⑧	SET 1/2" REBAR W/CAP L.S. 31020
⑨	FND PK NAIL & WASHER L.S. 42014



ALTA / NSPS LAND TITLE SURVEY



SHEET: 2 OF 2 DATE: 9-19-24 JOB NO: 240853

# BUILDING PHOTOS

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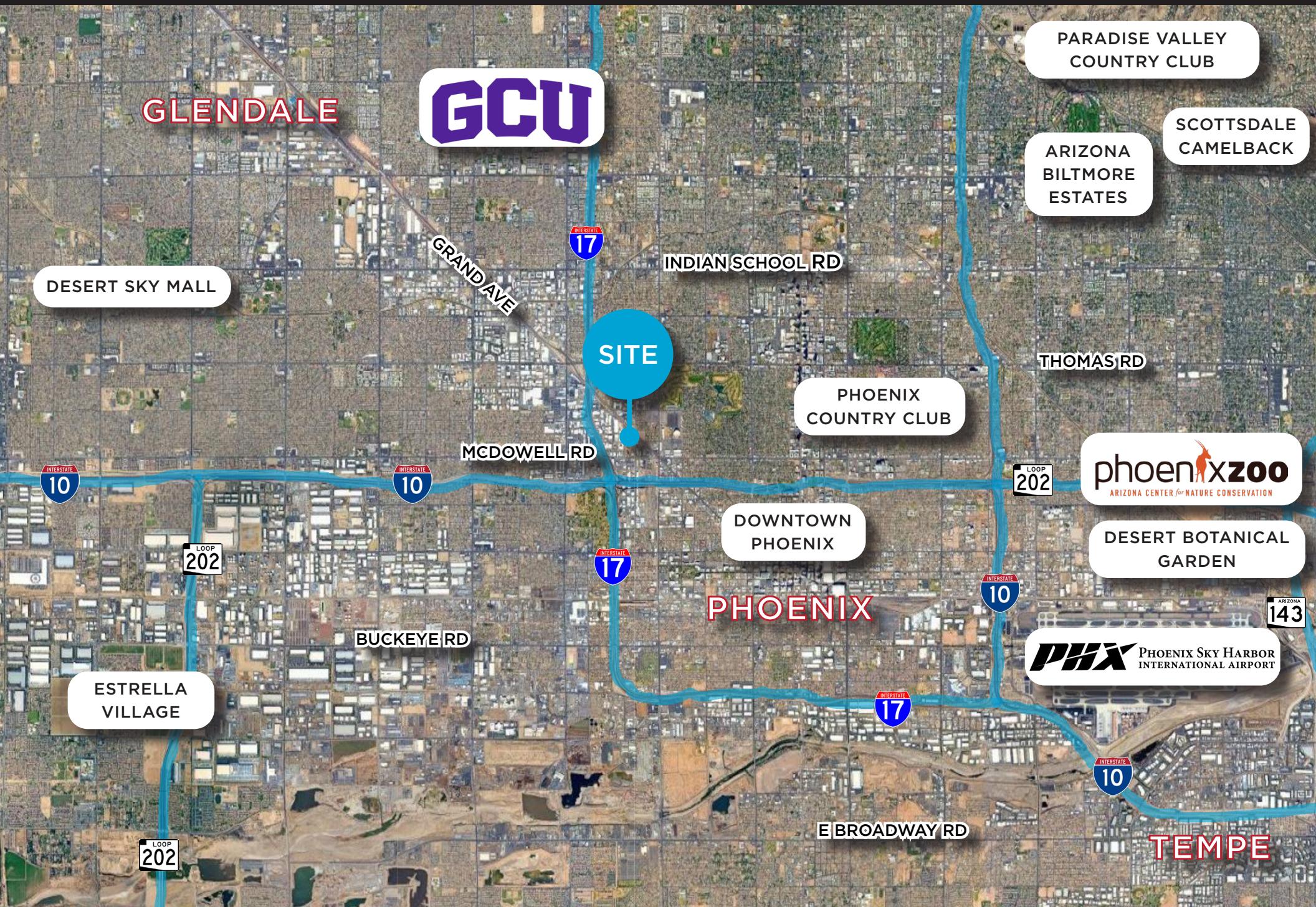
# PROPERTY PHOTOS

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# AERIAL OVERVIEW



# AERIAL OVERVIEW

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# DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILES	5 MILES
<b>2024</b>	56,645	401,449	1,297,283
<b>2029</b>	61,245	434,630	1,404,661



## HOUSEHOLDS

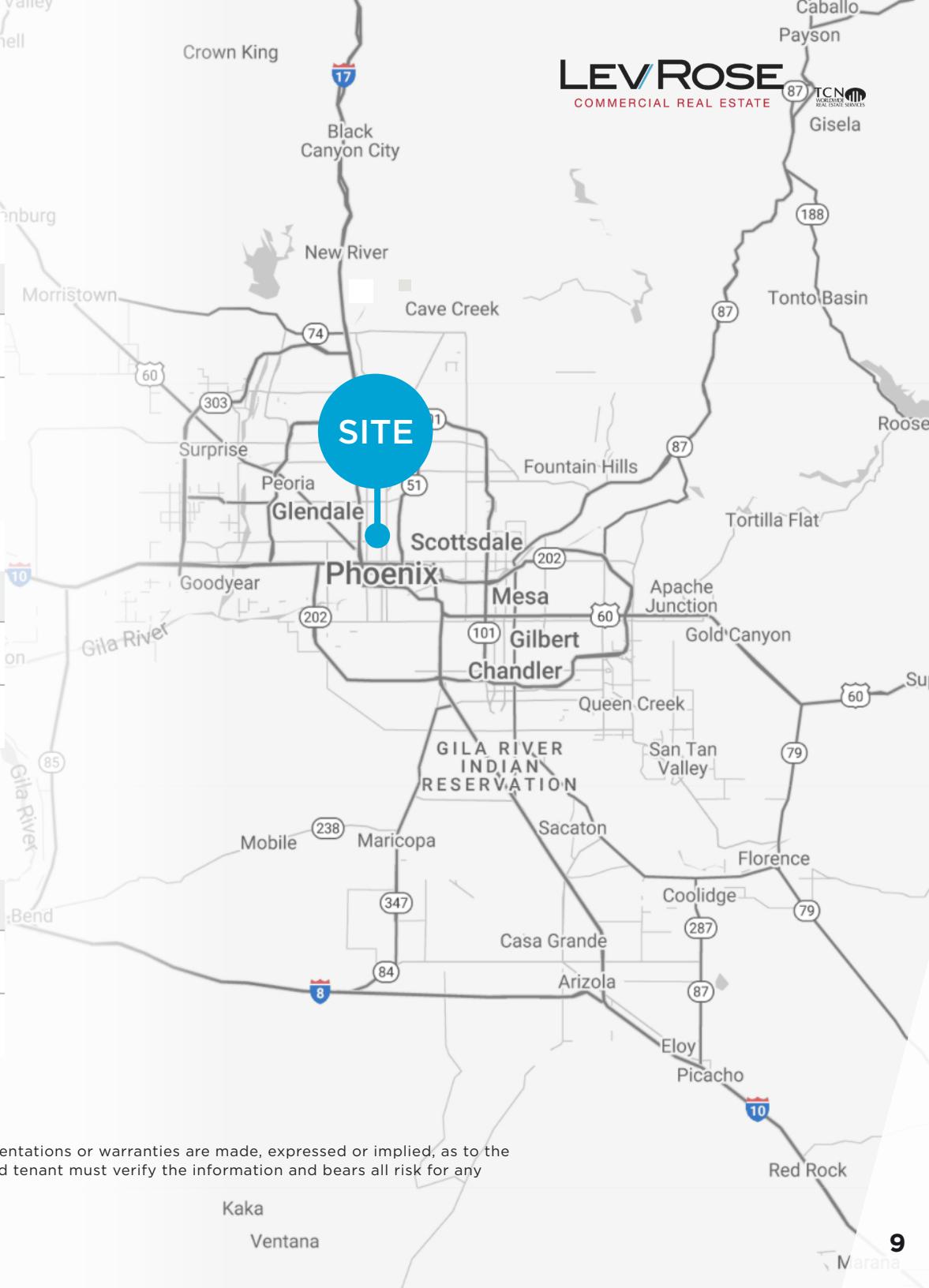
	1 MILE	3 MILES	5 MILES
<b>2024</b>	21,693	144,796	454,628
<b>2029</b>	23,572	157,607	493,705

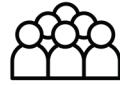


## HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
<b>AVERAGE</b>	\$75,383	\$71,713	\$80,962
<b>MEDIAN</b>	\$50,865	\$51,959	\$59,615

This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.





**1.6M +**  
TOTAL POPULATION



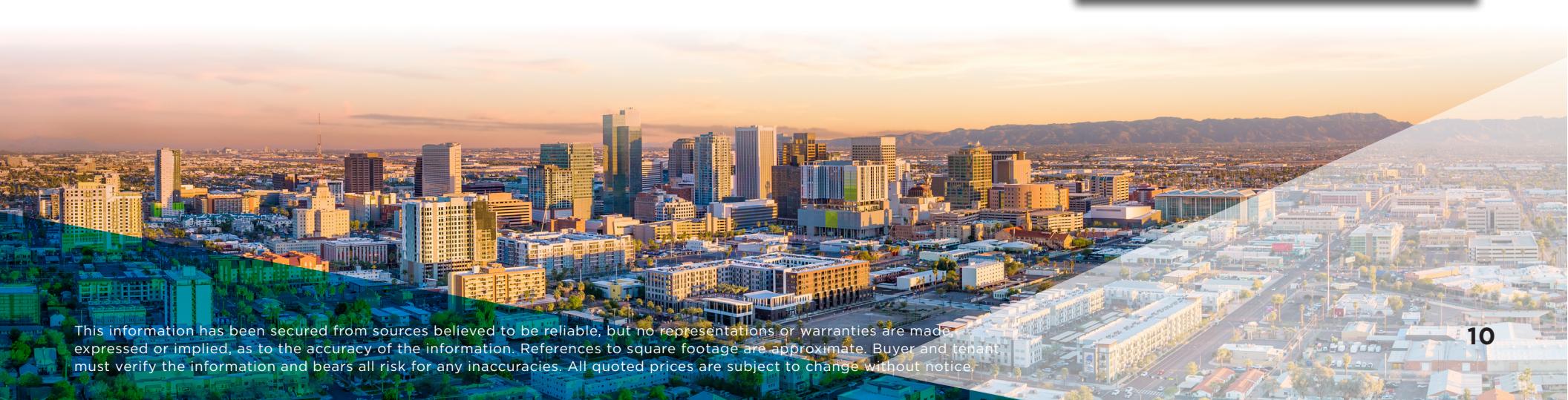
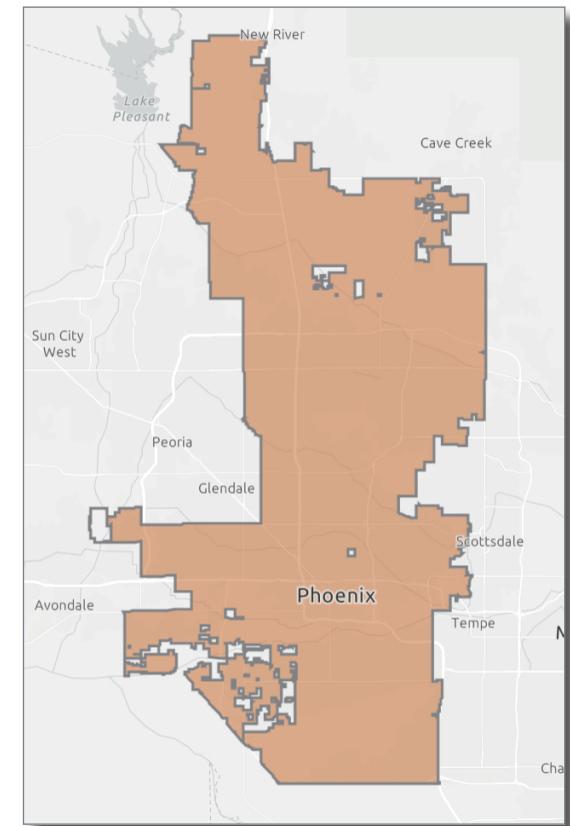
**\$70K +**  
AVG HH INCOME

## GROWING POPULATION

The City of Phoenix a fast-paced and dynamic city with a welcoming attitude towards its residents and businesses. Phoenix is the 5th largest city in the United States, and currently houses more 1.6M residents with the median age being 34 years old. The population grew 11.2% in between 2010-2020, and the city is still seeing businesses and families alike relocating to the city. Phoenix has plenty to offer its residents and visitors, including more than 185 golf courses, 10 luxurious resorts, the finest dining in the state, and more than 50 miles of hiking, biking, and horseback riding trails.

## BUSINESS IN PHOENIX

There are currently close to 50,000 businesses in Phoenix and over 750,000 employees. Entertainment, travel, and apparel are the most popular business sectors residents spend their income on. Phoenix is home to corporate headquarters of five Fortune 500 companies: Avnet, Freeport-McMoRan, Republic Services, Magellan Health and Sprouts Farmers Market (2021).



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