

# IN ESCROW - ACCEPTING BACK-UP OFFERS

±101,524 SF INDUSTRIAL  
PROPERTY

1911 N 22ND AVE  
PHOENIX, AZ 85009



**Matt Leonard**, Partner  
mleonard@levrose.com  
602.369.7127

**Jeff Tricco**, Vice President  
jtricco@levrose.com  
480.772.6939

**Dawn Werley**, Advisor  
dwerley@levrose.com  
847.767.0351

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TCN  
WORLDWIDE  
REAL ESTATE SERVICES



# OFFERING DETAILS

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





# PROPERTY HIGHLIGHTS

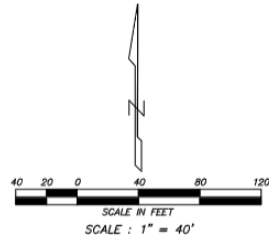
- ±10,000 SF of office space
- 17 EVAP units on the property (most replaced from 2017 - 2019)
- 3 AC units in the northern office
- Complete tear off and replacement of all warehouse roofs in 2017, 2018, and 2019
- Clear height inside warehouses: 16'0" - 16' 6"
- Fenced gated yard at NE corner of property, 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

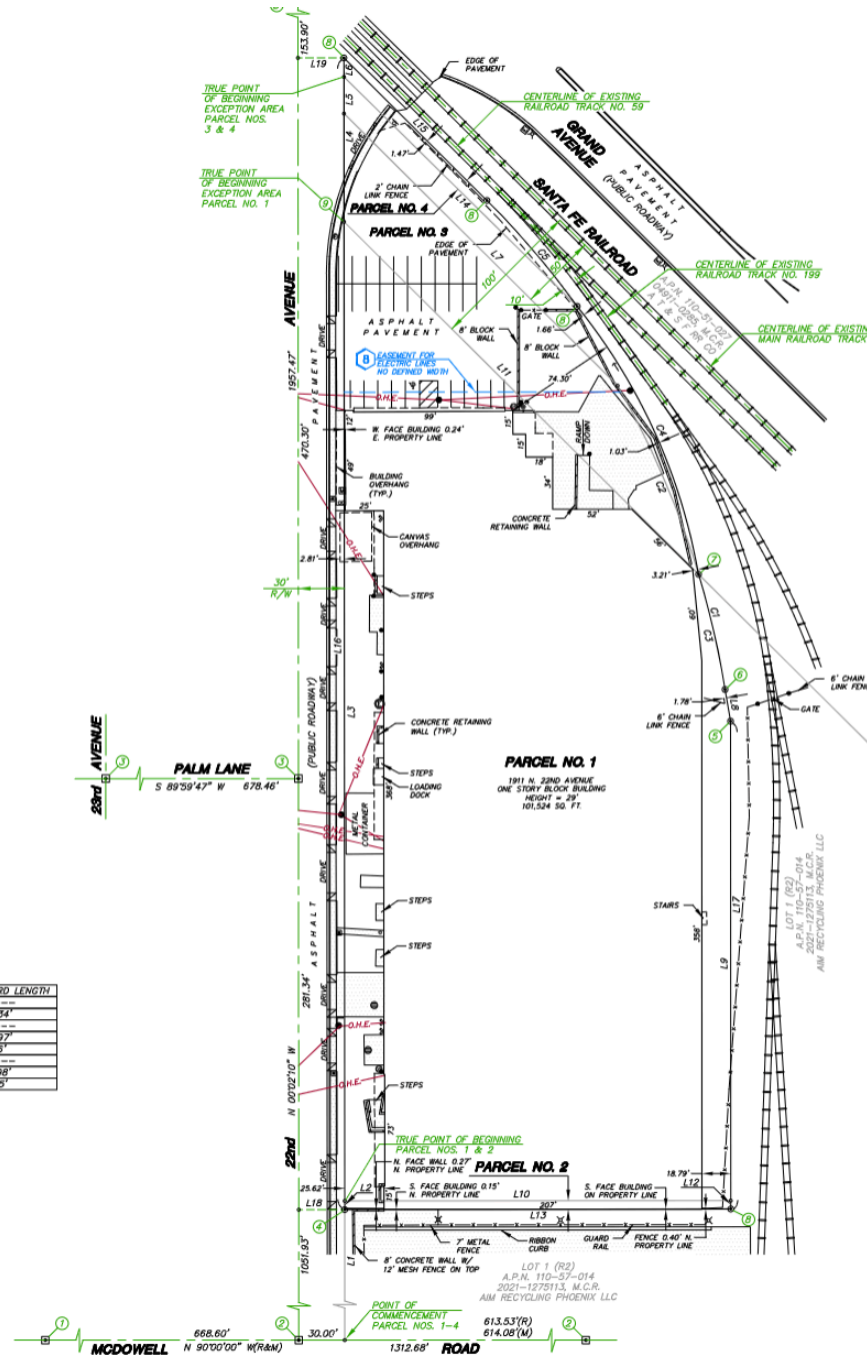
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REAL ESTATE BROKERS



LINE	BEARING	DISTANCE
L1	N 00°02'10" W	1051.98'
L2(R)	N 00°02'00" W	1.24'
L2(M)	N 00°02'00" W	1.44'
L3(R)	N 00°02'00" W	643.60'
L3(M)	N 00°02'10" W	643.20'
L4(R)	S 00°02'00" E	70.60'
L4(M)	N 00°02'10" W	70.58'
L5	N 00°02'10" W	23.98'
L6	N 00°02'10" W	12.41'
L7(R)	S 45°07'00" E	251.67'
L7(M)	S 45°08'11" E	251.67'
L8(R)	S 09°14'00" E	31.53'
L8(M)	S 09°48'45" E	20.87'
L9(R)	S 00°01'00" E	317.11'
L9(M)	S 00°01'10" E	317.13'
L10(R)	S 89°58'00" W	251.74'
L10(M)	S 89°57'50" W	251.74'
L11(R)	S 45°07'00" E	326.04'
L11(M)	S 45°07'00" E	319'
L12(R)	S 45°08'31" E	326.14'
L12(M)	S 00°02'00" E	1.24'
L13(R)	S 00°01'10" E	1.24'
L13(M)	S 89°58'00" W	251.74'
L14(R)	S 89°55'02" W	251.74'
L14(M)	S 45°08'53" E	213.40'
L15	N 45°03'41" W	131.71'
L16	N 00°02'10" W	251.61'
L17	S 00°01'10" E	318.37'
L18	S 89°55'02" W	30.00'
L19	S 89°57'50" W	30.00'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1(R)	588.81'	211.03'			
C1(M)	588.81'	211.48'	20°34'42"	S 19°28'13" E	210.34'
C2(R)	588.81'	134.41'	13°04'46"		
C2(M)	588.81'	134.26'	13°03'52"	S 23°13'58" E	133.97'
C3	588.81'	77.22'	7°30'29"	S 12°26'17" E	72.16'
C4(R)	185'				
C4(M)	381.55'	194.06'	29°08'29"	S 24°21'24" E	191.98'
C5	568.56'	90.85'	9°09'18"	N 40°23'34" W	90.75'



## LEGEND

- Property Corner (See Monument Table)
- Property Line
- Find Survey Monument (See Monument Table)
- (R) See Reference Documents
- (M) Measured
- Schedule "B" Item
- 24 inch Vertical Curb & Gutter
- 6 inch Concrete Curb
- Indicates Driveway (means of access)
- Concrete Surface
- Railroad Tracks
- Fence
- Wall
- Overhead Electric Line
- Down Guy Wire
- Drywell Or Catch Basin
- Electric Box
- Electric Meter
- Fiber Optics Vault
- Gas Stub
- Guard Post or Gate Post
- Disabled Space
- Light Pole
- Mail Box
- Metal Grate
- Power Pole
- Propane Tank
- Sewer Clean Out
- Sprinkler 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 HANDHOLE
④	FND PK NAIL & WASHER L.S. 42137 PER (R3)
⑤	FND 5/8" REBAR W/LEGIBLE CAP - SET TAG L.S. 31020
⑥	FND BENT 1/2" REBAR NO I.D. - STRAIGHTENED & SET CAP L.S. 31020
⑦	FND 1/2" REBAR W/CAP L.S. 21081 S. 16°31'19" 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 / N.S.P.S. LAND TITLE SURVEY

**ALLIANCE**  
LAND SURVEYING LLC  
2000 N 10TH AVENUE, SUITE 104  
GLENNDALE, AZ 85506  
Phone: 602.959.8899  
www.alliancesurveying.com

SHEET: 2 of 2 DATE: 9-18-24 JOB NO: 240853



# BUILDING PHOTOS

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1911





# PROPERTY PHOTOS

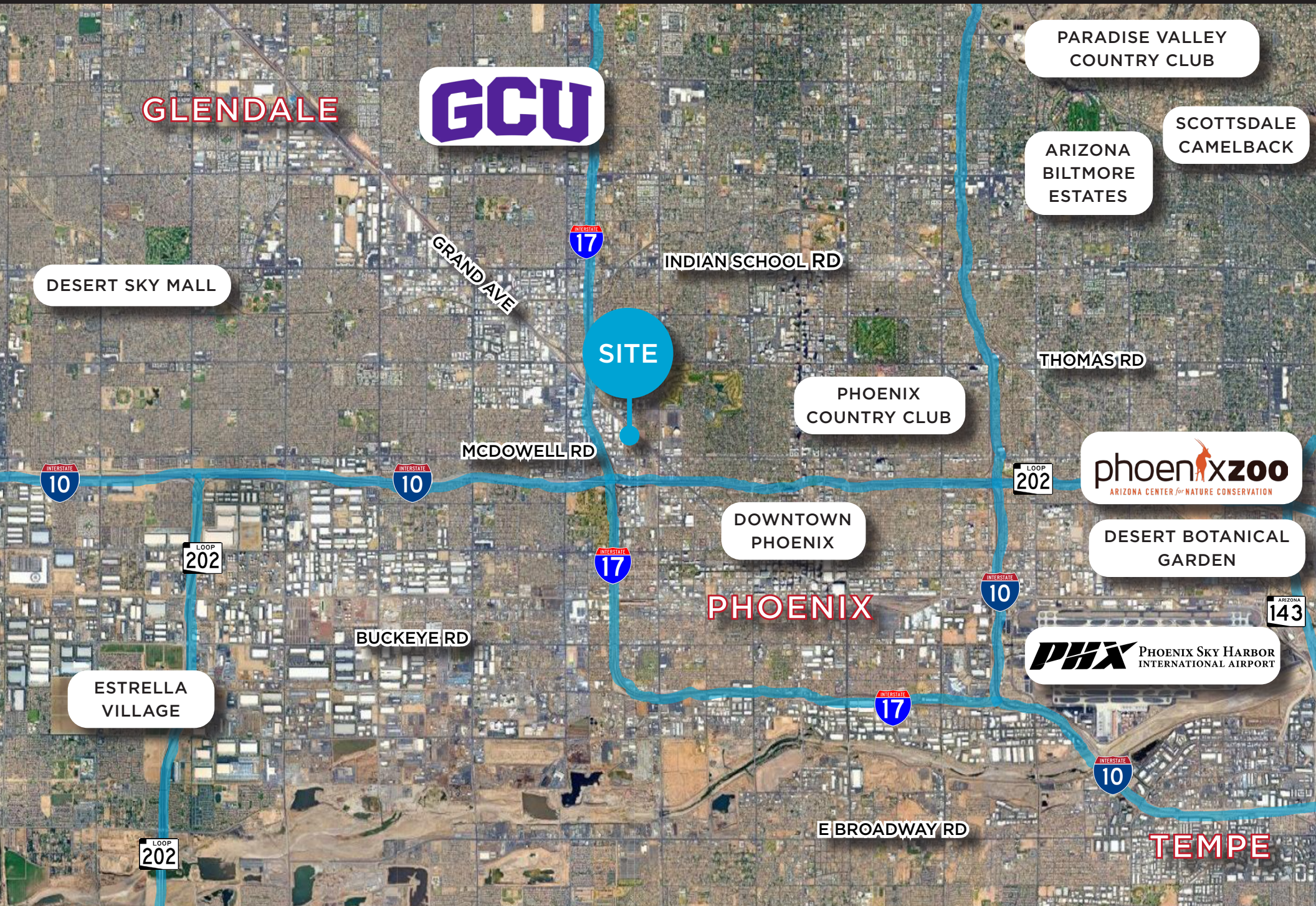
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# AERIAL OVERVIEW



GLENDAL

GCU

GRAND AVE



INDIAN SCHOOL RD

SITE

MCDOWELL RD



DOWNTOWN PHOENIX

PHOENIX

BUCKEYE RD

PARADISE VALLEY COUNTRY CLUB

ARIZONA BILTMORE ESTATES

SCOTTSDALE CAMELBACK

THOMAS RD

PHOENIX COUNTRY CLUB

phoenixzoo  
ARIZONA CENTER for NATURE CONSERVATION

DESERT BOTANICAL GARDEN

PHX PHOENIX SKY HARBOR INTERNATIONAL AIRPORT



E BROADWAY RD

TEMPE

DESERT SKY MALL

ESTRELLA VILLAGE





# AERIAL OVERVIEW



GRAND AVE



GOODYEAR

Chevron

Denny's

QT  
QuikTrip

Arby's

McDonald's

Jack  
in the box

NAPA

★ Carl's Jr.

SPROUTS

FARMERS MARKET

THOMAS RD

ENCANTO  
GOLF COURSE



ARIZONA STATE  
FAIRGROUNDS

PHOENIX ART  
MUSEUM

MCDOWELL RD



ROOSEVELT ST

AT & SF RR

TACO BELL

McDonald's

DOLLAR GENERAL

FOOD CITY

FAMILY DOLLAR

WELLS FARGO

O'Reilly  
AUTO PARTS

AutoZone

BURGER KING

CHURCH'S

Pep Boys

CIRCLE K

FOOD CITY

CHASE

DOLLAR GENERAL

Jack  
in the box

DOWNTOWN  
PHOENIX



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## SITE



GILA RIVER  
INDIAN  
RESERVATION

9

Marana



# PHOENIX CITY OVERVIEW

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**1.6M +**  
**TOTAL POPULATION**



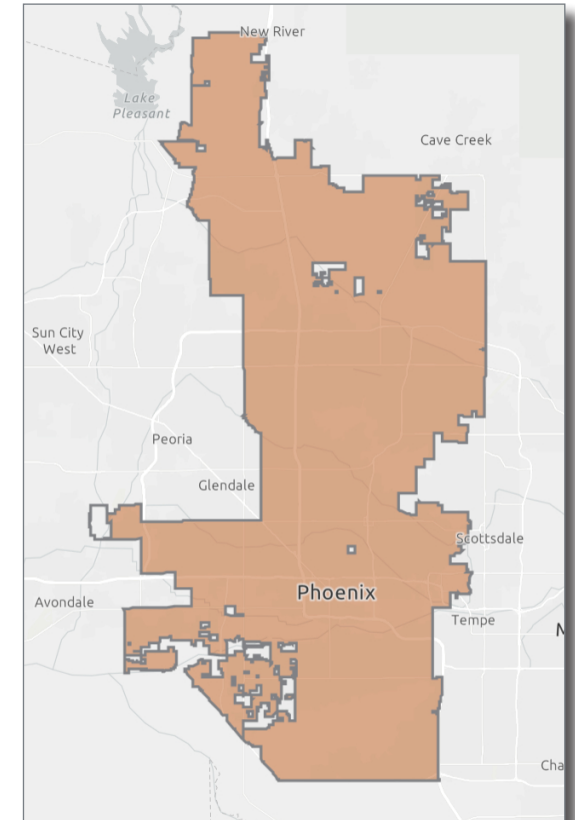
**\$70K +**  
**AVG HH INCOME**

## GROWING POPULATION

The City of Phoenix is 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 than 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).



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.



The background of the image is a faded, light-colored photograph of a commercial building with a flat roof and a parking lot in front. Several cars are parked in the lot. A utility pole with power lines is visible on the left side of the building. The overall tone is bright and airy.

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