

# WAREHOUSE FOR LEASE

1730 W. BUCHANAN ST | PHOENIX, AZ 85007



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COMMERCIAL REAL ESTATE



# OFFERING DETAILS

## LEASE RATE:

\$1.05/SF NNN  
(Expenses are \$0.15/SF)

## BUILDING SIZE:

±16,800 SF  
Office: ±6,000 SF  
Warehouse: ±10,800 Sf +  
Outside Storage

## LOT SIZE:

±0.56 AC

## PARCEL:

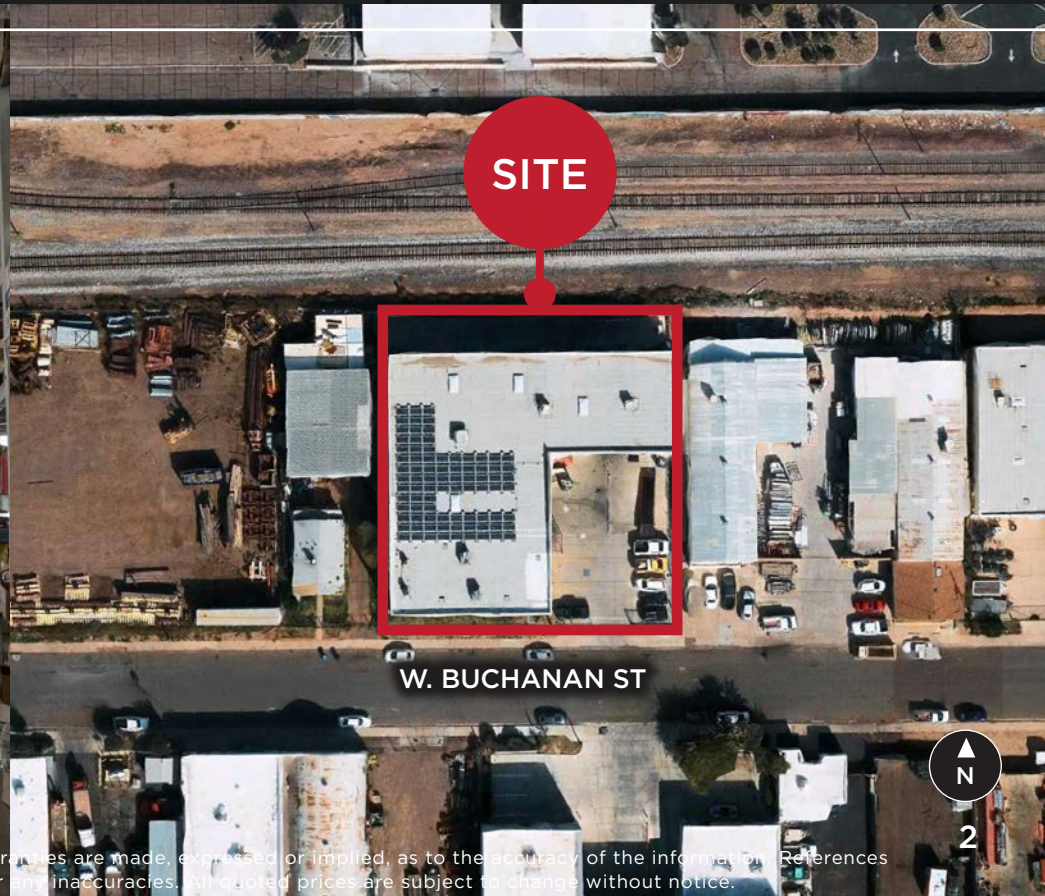
112-09-173

## ZONING:

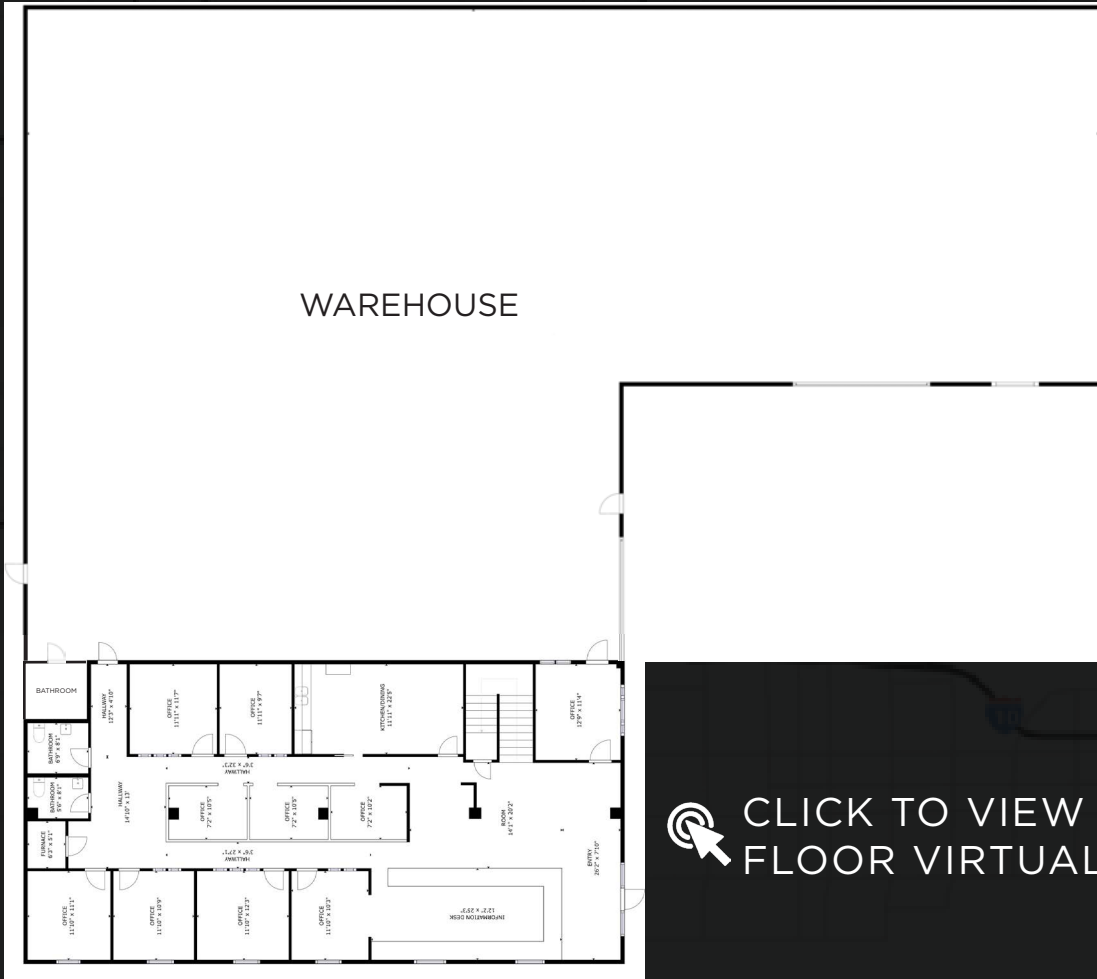
A-1

## PROPERTY HIGHLIGHTS:

- 24 ft clear height
- New roof and swamp coolers
- Secured yard
- Power: ±400 Amp, 3 Phase
- Two (2) 18'W x 12'H grade level doors
- One (1) 5x9 grade level door for forklifts
- All A/C units replaced in last 5 years
- 15 offices, 2 kitchenettes, 1 conference room and 4 restrooms
- Skylights in warehouse
- 4 EV charging hook ups
- New solar panels installed in 2019
- Additional concrete pad in back for storage
- Block construction

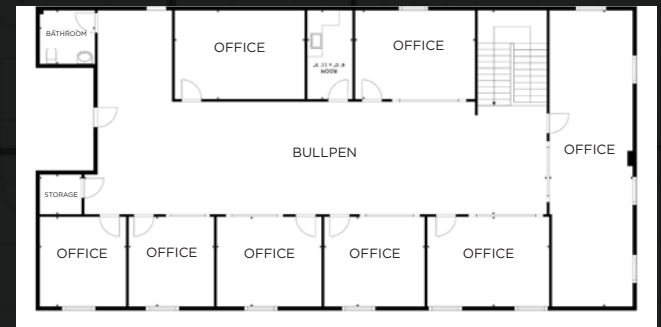


# FLOORPLAN



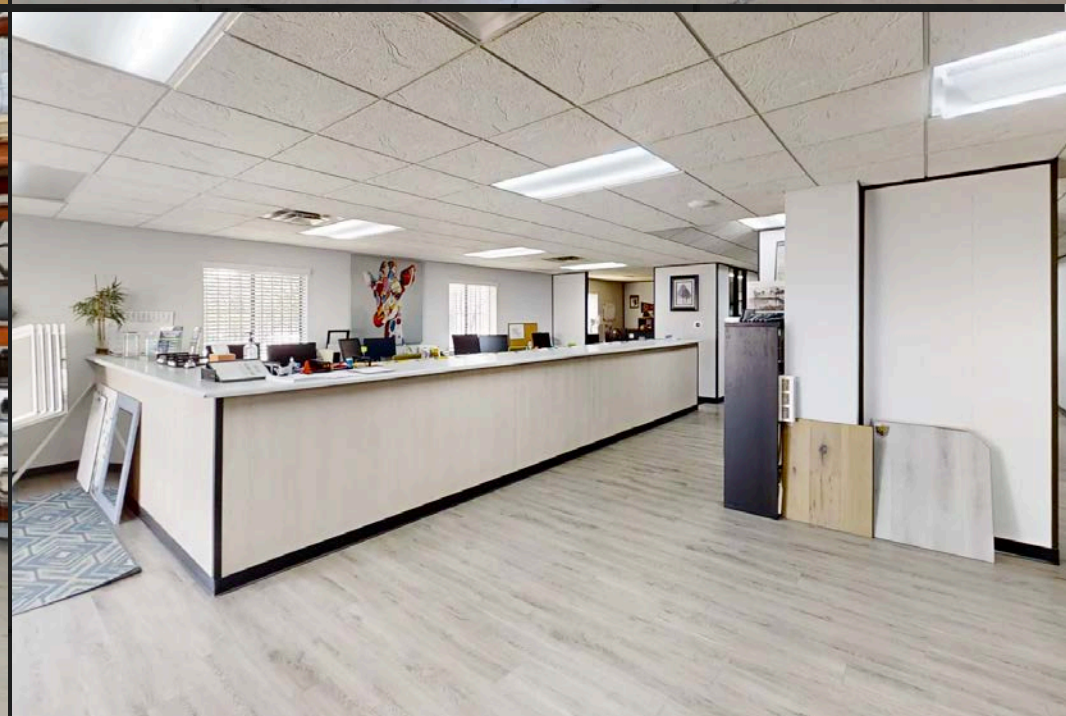
 [CLICK TO VIEW WAREHOUSE VIRTUAL TOUR](#)

 [CLICK TO VIEW 2ND FLOOR VIRTUAL TOUR](#)

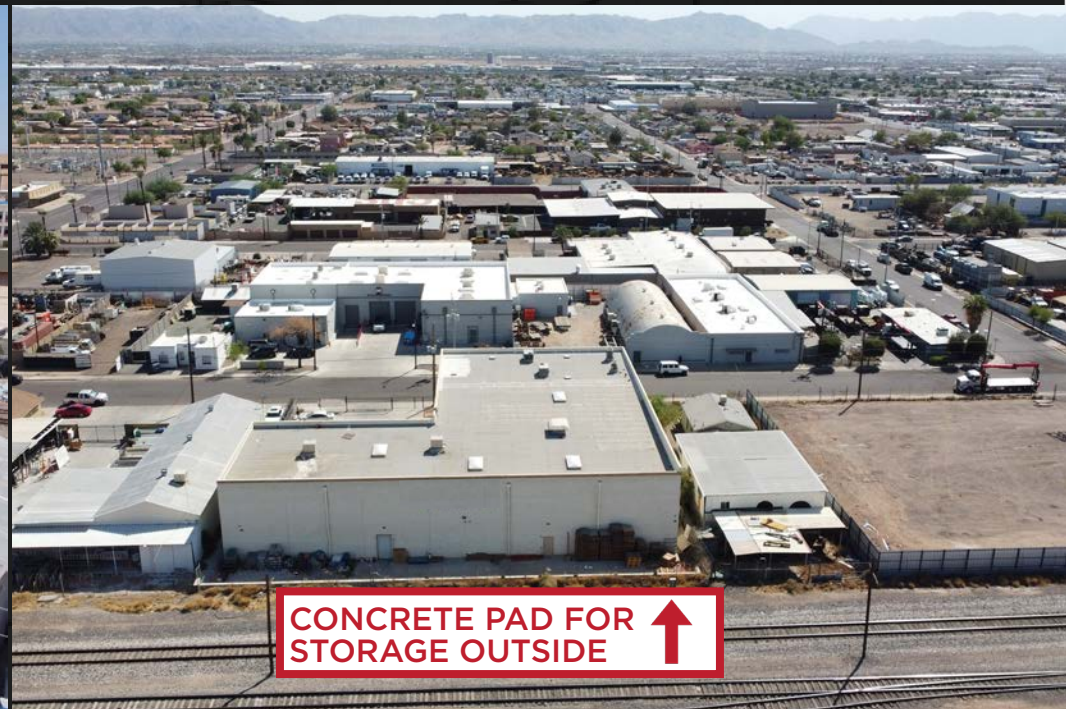


 [CLICK TO VIEW 1ST FLOOR VIRTUAL TOUR](#)

# INTERIOR PHOTOS



# PROPERTY PHOTOS



# AERIAL OVERVIEW



ROOSEVELT ROW

the VIG

THE PAPER HEART BUILDING

W VAN BUREN ST

Arizona Capitol MUSEUM

SITE

BIMBO Bakeries USA

VAN BUREN

frY's ARROGANT BUTCHER

PHOENIX

Arizona Financial THEATRE

PIZZERIA BIANCO

ASU ARIZONA STATE UNIVERSITY DOWNTOWN PHOENIX CAMPUS

CHASE FIELD

**HUSS BREWING CO. ARIZONA**  
**ANSWORTH PHOENIX**  
**Seamus McCaffrey**  
**HANNY'S**  
**VALLEY BAR**  
**MORNING SQUEEZE**  
**PORTBELLY**  
**Pizza-hut**  
**THABASIL CHAMBER**  
**CVS pharmacy**  
**FIVE GUYS**

Footprint CENTER

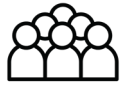
N 7TH AVE

N 7TH ST

7 MILES TO SKY HARBOR INTERNATIONAL AIRPORT



# PHOENIX CITY OVERVIEW



**1.6M +**  
TOTAL POPULATION



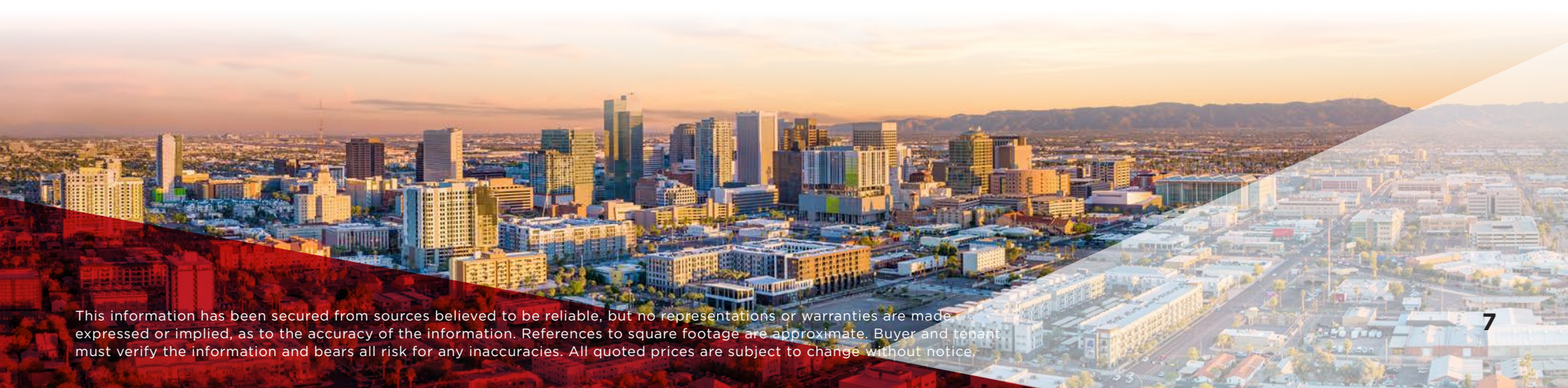
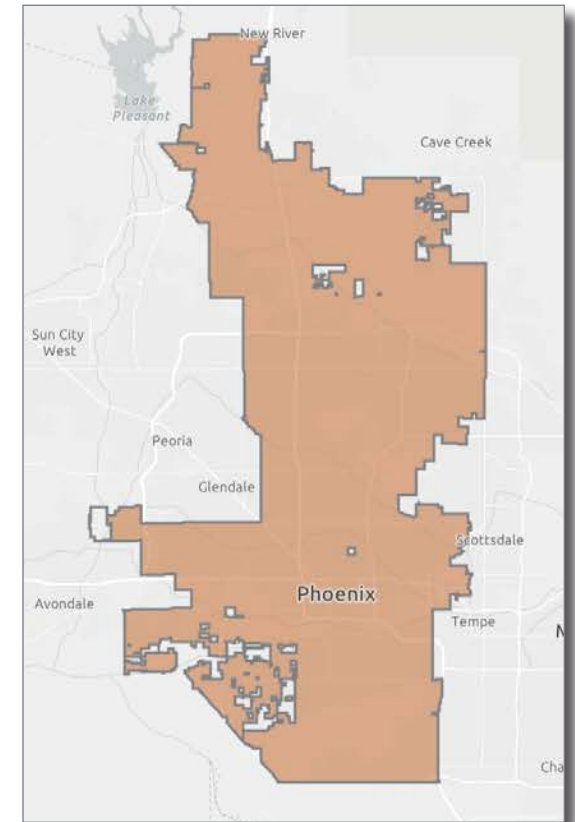
**\$70K +**  
AVG HH INCOME

## 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).



# LEV ROSE

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