

2224  
**N. 23rd Ave**  
PHOENIX | ARIZONA



**FOR SALE | USER OR INVESTMENT/VALUE-ADD**

FOR MORE INFORMATION, CONTACT:



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**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

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## LEGEND



Egress & Ingress



Double Truckwell Loading



Grade Level Loading



Dock High Loading



Secured Yard

## PROPERTY HIGHLIGHTS

- ±22,650 SF Under Roof
- ±18,000 SF Building + ±4,650 SF Secured Canopy
- Fenced/Paved Yard
- Masonry Construction
- Zoned Heavy Industrial (A-2, Phoenix)
- Loading: (2) Truck-Well Doors - (1) Grade-Level Door - (1) Dock-High Door
- Multi-Tenant Capable

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DEMOGRAPHICS	3 MI.	5 MI.	10 MI.
2020 Population	168,533	398,956	1,274,354
2024 Population	175,269	410,802	1,312,244
2029 Population Projection	189,705	444,516	1,421,007
Avg Household Income	\$69,673	\$71,288	\$81,129
Median Household Income	\$49,675	\$51,572	\$59,869
Total Specified Consumer Spending (\$)	\$1.7B	\$4B	\$13.8B



DEMOGRAPHICS AND LOCATION

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