

Industrial Land Investment Opportunity



5241 - 5353 E. Washington St | Phoenix, Arizona 85034 | 2.21± Acres



For more information, please contact:

Paul E. Boyle
Executive Director
602.224.4414
Paul.Boyle@cushwake.com

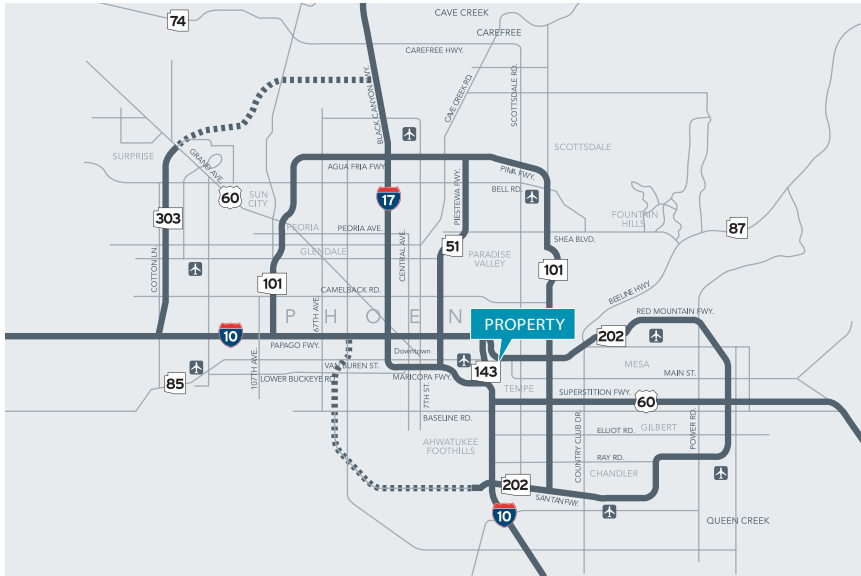
2555 E. Camelback Rd, Suite 400
Phoenix, Arizona 85016
ph: 602.954.9000
fx: 602.253.0528

Cushman & Wakefield
www.cushmanwakefield.com

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Property Features

- 2.21± Acres
- 100% leased - long term tenants
- Approximately 100' of frontage along Washington St.
- Zoning: A-2, City of Phoenix
- APN: 124-14-005D, 014B
- Utilities: Salt River Project
- Water/Sewer: City of Phoenix
- Located 10 minutes from Sky Harbor International Airport

Gross Annual Income: \$76,200

Operating Expenses

Property Taxes	\$21,669
Insurance	\$1,254
Water	\$10,932
Electric	\$13,000
Maintenance	\$177
Total Operating Expenses	\$47,032
Net Operating Income	\$49,168

