

# FOR SALE 20819 N 25TH PL

UNIT B101, PHOENIX, AZ 85050

NOVO



**SALE PRICE** \$750,000.00 (\$326.08/SF)

**ZACH OLIVET**  
Vice President

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# OFFERING

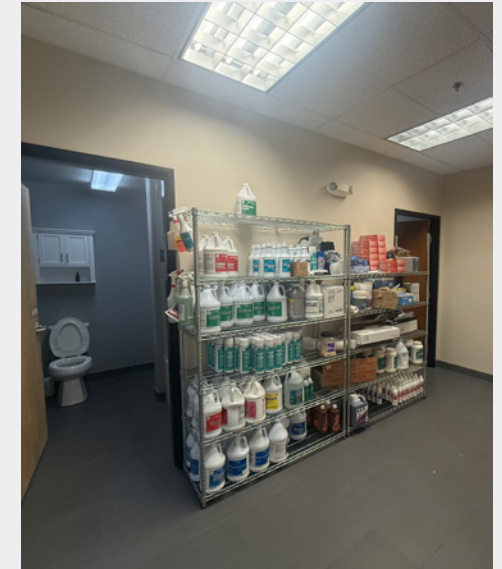


## PROPERTY DETAILS

Sale Price	\$750,000.00 (\$326.08/SF)
Property Type	Industrial/Flex
Lot Size	+/- 2,381 SF
Available SF	+/- 2,300 SF
Zoning	CP/GCP, City of Phoenix
Parcel Nos	213-11-145

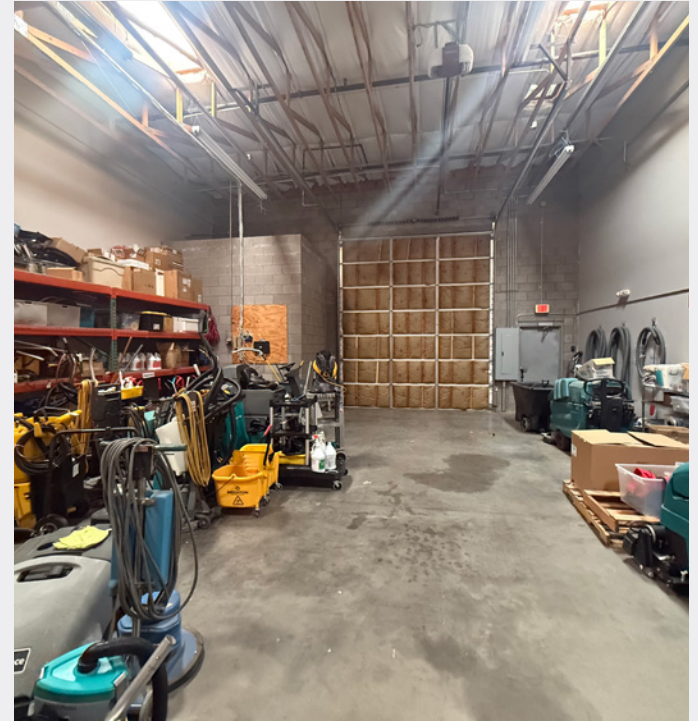
## PROPERTY HIGHLIGHTS

- Year Built: 2005
- Easy access off Cave Creek & 101 Hwy
- Potential Building Signage
- +/- 55% Office | +/- 45% Warehouse
- Two Restrooms (one with a Shower)
- Existing FF&E conveys (Office Furniture, Security Cameras, Racking)
- Evap Cooled Warehouse
- 18' Clear Height
- Sprinklered
- 12'x14' Grade Level Roll up Door
- Sky Lights
- 200 amps 120/208v 3 Phase Power
- Roof Replacement Scheduled





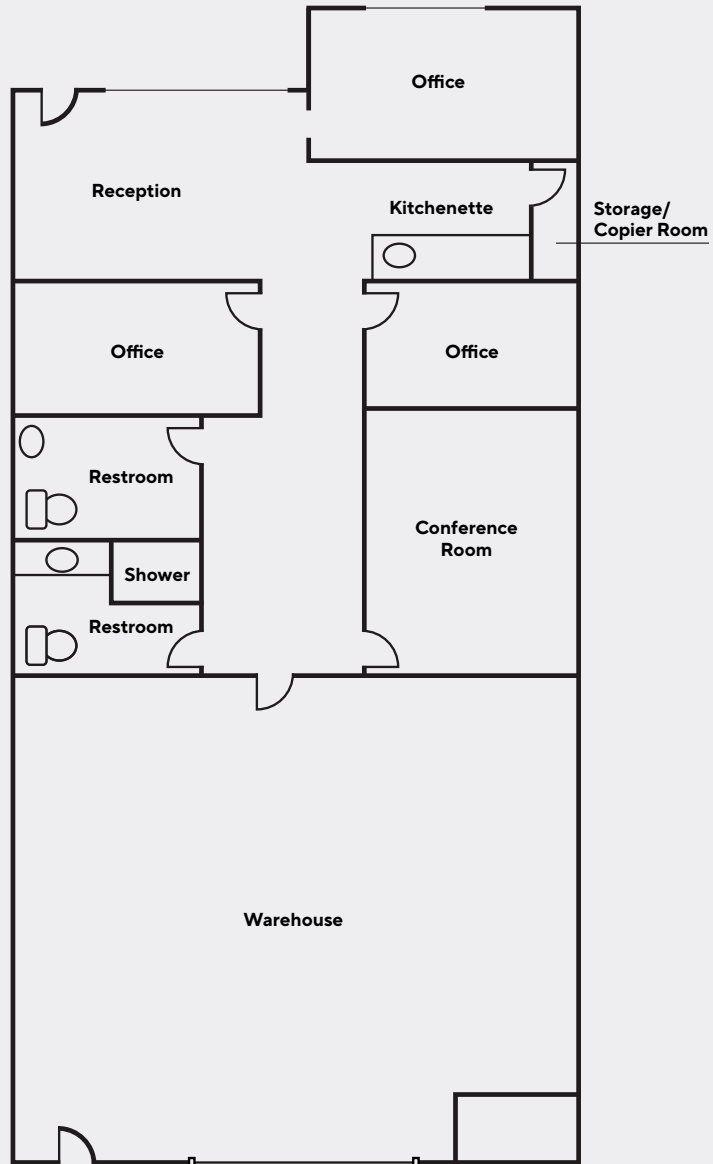
# PROPERTY PHOTOS



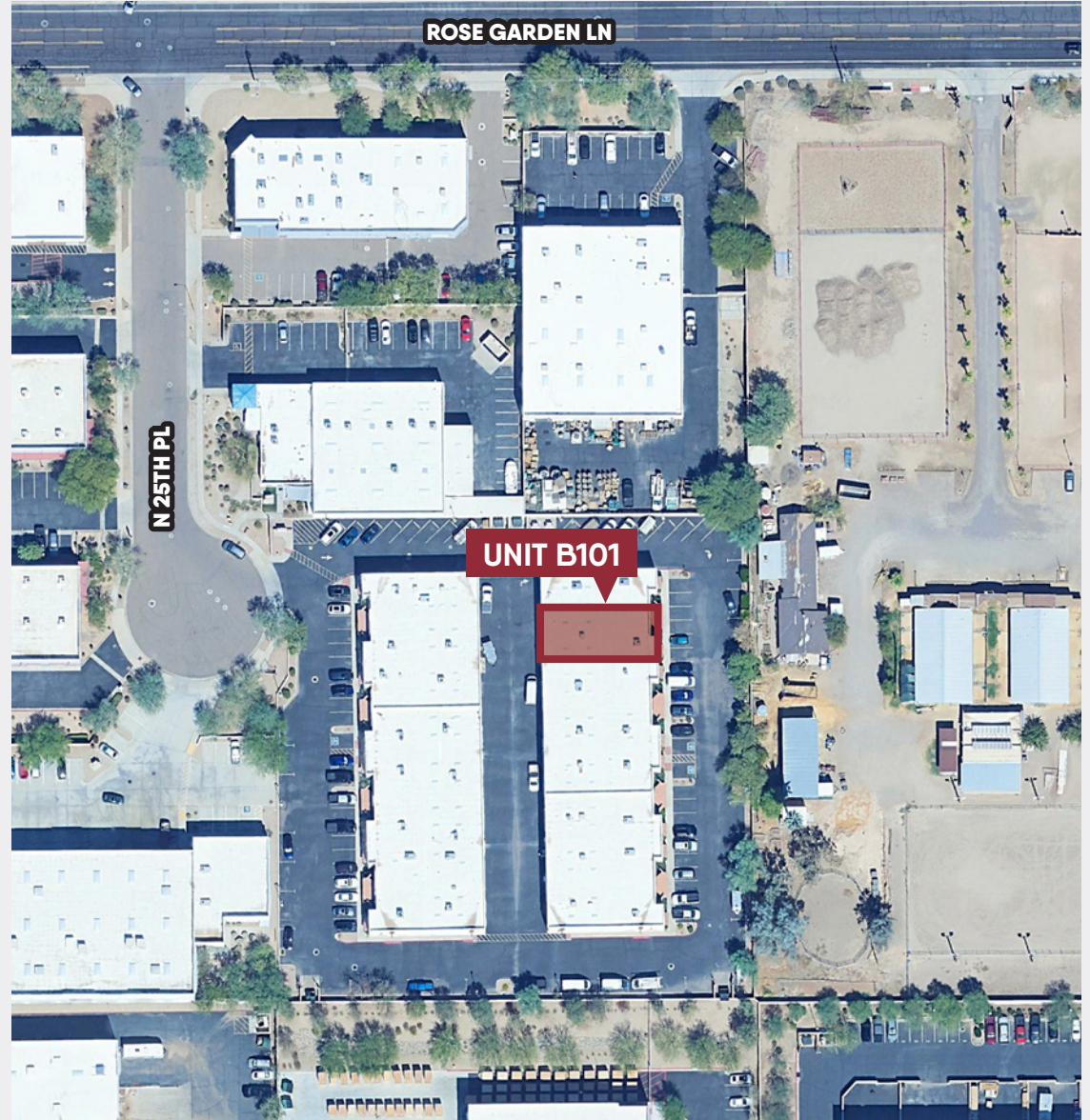


# FLOOR/SITE PLAN

NOVO



Not to scale





# LOCATION

NOVO



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