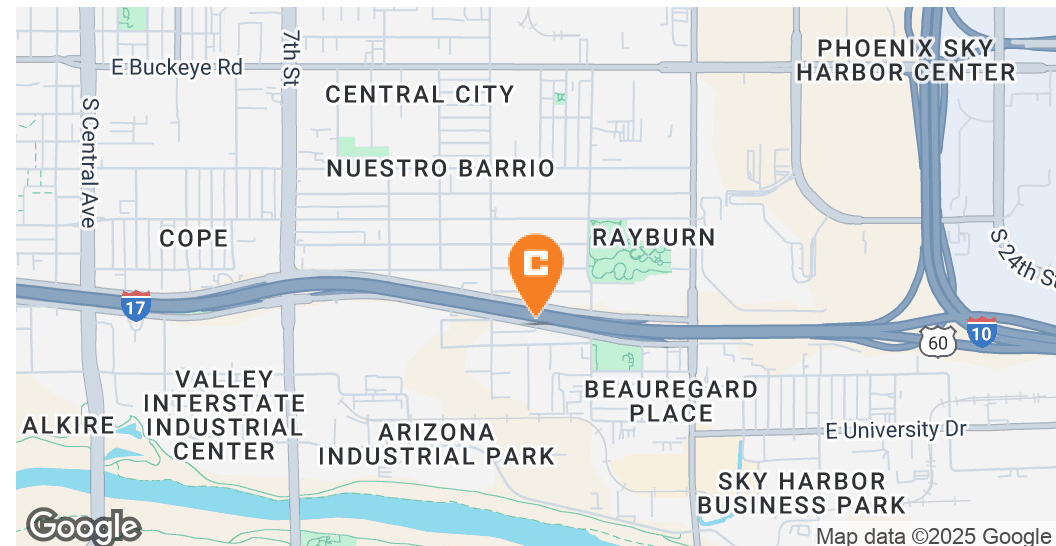
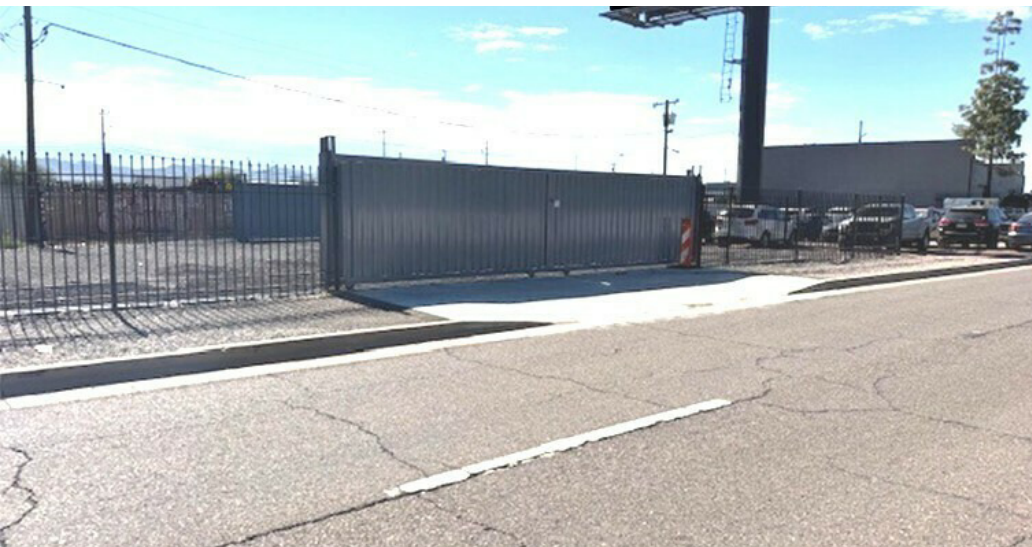


HEAVY INDUSTRIAL STORAGE YARD

1245 E MARICOPA FREEWAY PHOENIX, AZ 85034

| FOR SALE



PROPERTY DESCRIPTION

Ideally located near the I-17 freeway, this 5,426 SF industrial-zoned yard offers excellent visibility, secure access, and outstanding convenience. The property is fully fenced and gated, featuring dual access points—making it ideal for contractors, fleet parking, equipment storage, or heavy industrial use. Situated in one of Phoenix's most accessible and sought-after industrial corridors, this site is well-positioned to accommodate a wide variety of business operations.

OFFERING SUMMARY

Sale Price:	\$229,000
Lot Size:	+/- 5,426 SF
Zoning:	A-2
Opportunity Zone:	Yes
Daily Traffic Counts 2024/2025:	
I-17 & 16th St	116,792
Maricopa Freeway & 16th St	48,477
I-17 & 15th St SE	31,719

CHRISTOPHER BENJAMIN
480.355.2222
cbenjamin@CITYTOCITYCRE.COM

KIMBERLY GAILEY
480.355.2222
kgailey@citytocitycre.com

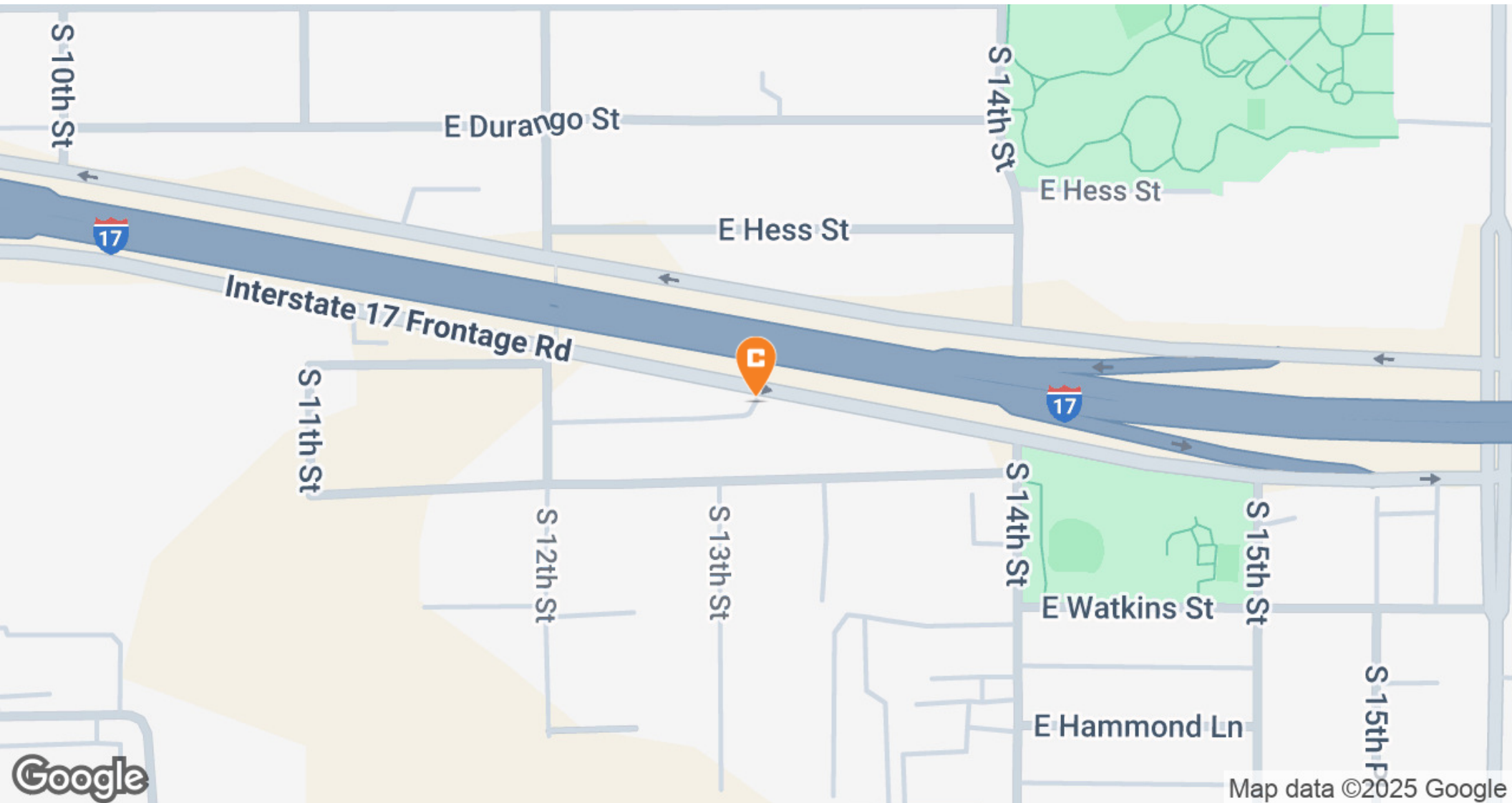
citytocity
COMMERCIAL

5725 N Scottsdale Rd , Scottsdale, AZ 85250 | 480.355.2222 | citytocitycre.com

HEAVY INDUSTRIAL STORAGE YARD

1245 E MARICOPA FREEWAY PHOENIX, AZ 85034

| FOR SALE



CHRISTOPHER BENJAMIN
480.355.2222
cbenjamin@CITYTOCITYCRE.COM

KIMBERLY GAILEY
480.355.2222
kgailey@citytocitycre.com

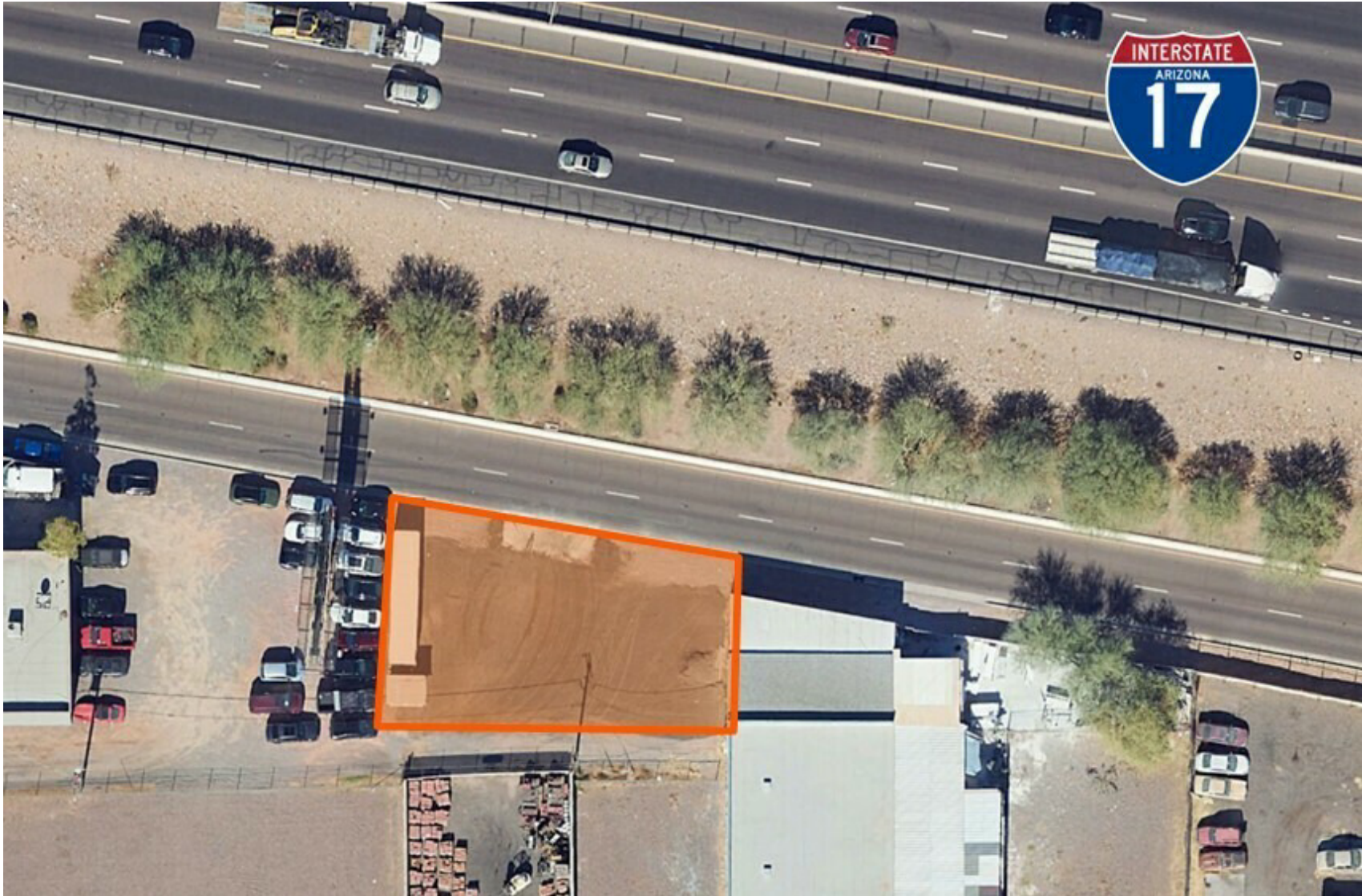
citytocity
COMMERCIAL

5725 N Scottsdale Rd , Scottsdale, AZ 85250 | 480.355.2222 | citytocitycre.com

HEAVY INDUSTRIAL STORAGE YARD

1245 E MARICOPA FREEWAY PHOENIX, AZ 85034

| FOR SALE



CHRISTOPHER BENJAMIN
480.355.2222
cbenjamin@CITYTOCITYCRE.COM

KIMBERLY GAILY
480.355.2222
kgaily@citytocitycre.com

citytocity
COMMERCIAL

5725 N Scottsdale Rd , Scottsdale, AZ 85250 | 480.355.2222 | citytocitycre.com

HEAVY INDUSTRIAL STORAGE YARD

1245 E MARICOPA FREEWAY PHOENIX, AZ 85034

| FOR SALE

- DUAL ACCESS/METAL SLIDING GATES ———
- 8FT WROUGHT IRON FENCING SECURING PROPERTY - - -



CHRISTOPHER BENJAMIN
480.355.2222
cbenjamin@CITYTOCITYCRE.COM

KIMBERLY GAILEY
480.355.2222
kgailey@citytocitycre.com

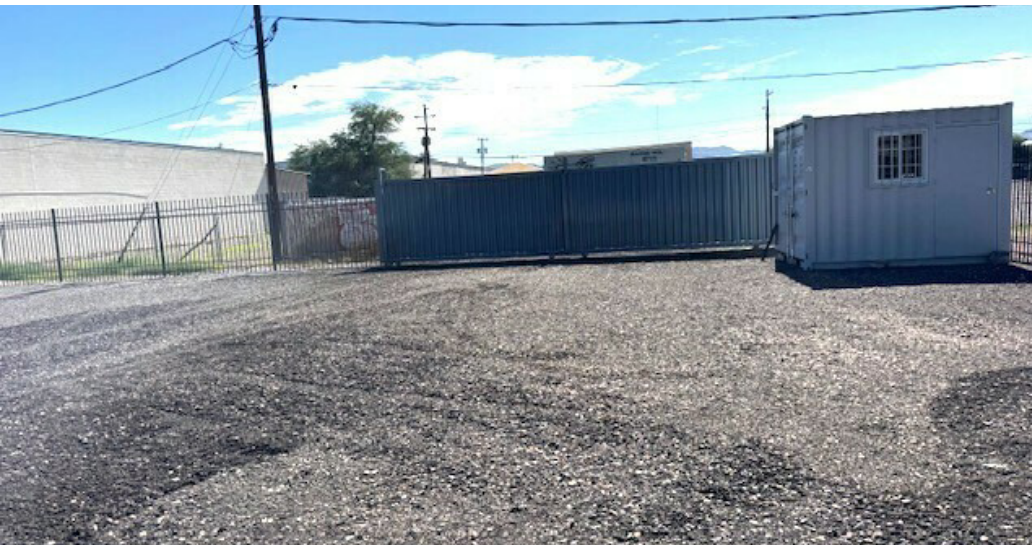
citytocity
COMMERCIAL

5725 N Scottsdale Rd , Scottsdale, AZ 85250 | 480.355.2222 | citytocitycre.com

HEAVY INDUSTRIAL STORAGE YARD

1245 E MARICOPA FREEWAY PHOENIX, AZ 85034

| FOR SALE



CHRISTOPHER BENJAMIN
480.355.2222
cbenjamin@CITYTOCITYCRE.COM

KIMBERLY GAILEY
480.355.2222
kgailey@citytocitycre.com

citytocity
COMMERCIAL

5725 N Scottsdale Rd , Scottsdale, AZ 85250 | 480.355.2222 | citytocitycre.com

INDUSTRIAL STORAGE YARD

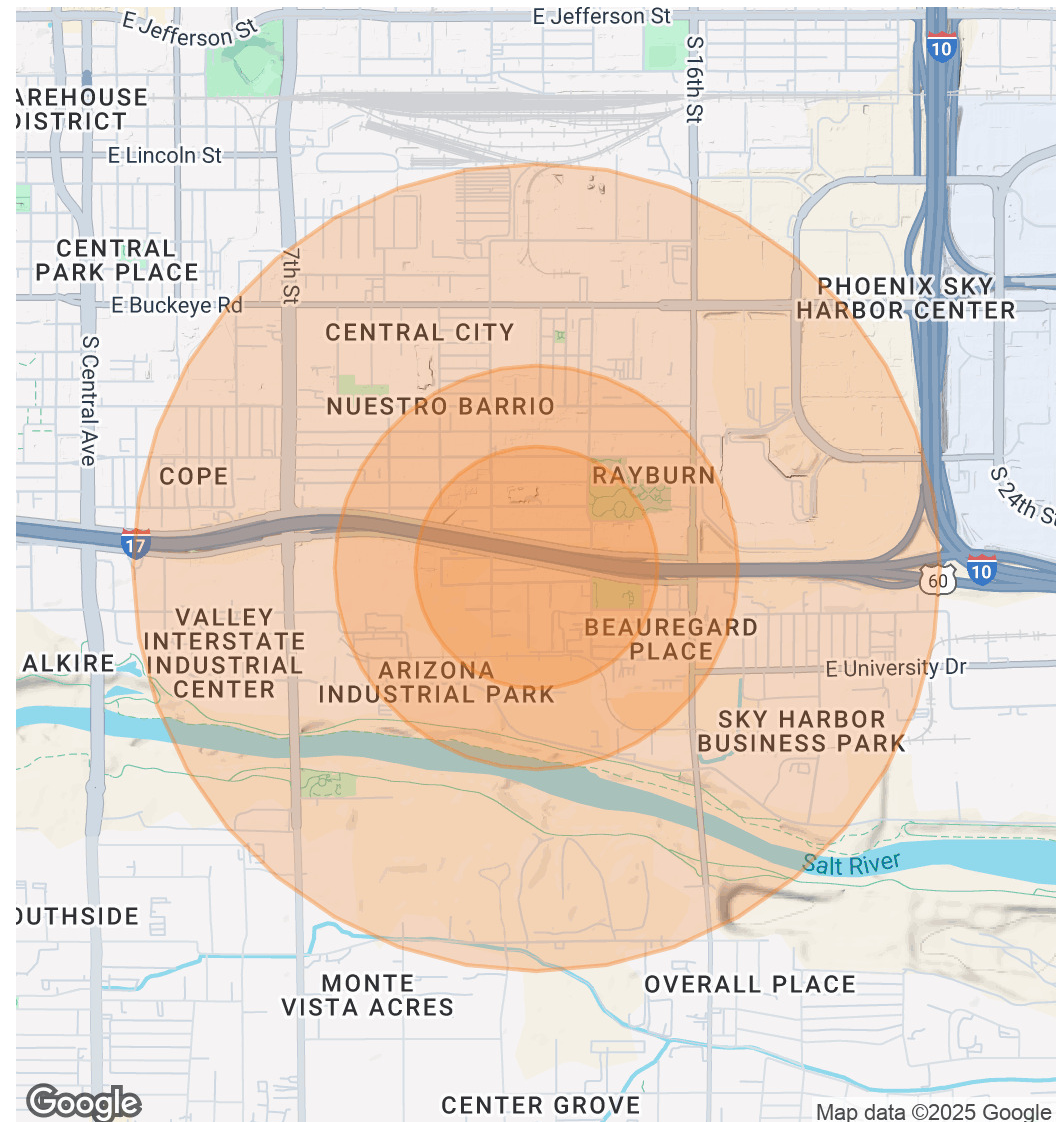
1245 MARICOPA FREEWAY PHOENIX, AZ 85034

| FOR SALE

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	185	595	1,857
Average Age	35	35	36
Average Age (Male)	35	35	35
Average Age (Female)	35	35	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	55	176	555
# of Persons per HH	3.4	3.4	3.3
Average HH Income	\$55,647	\$56,439	\$50,420
Average House Value	\$255,934	\$246,160	\$276,021

Demographics data derived from AlphaMap



CHRISTOPHER BENJAMIN
480.355.2222
cbenjamin@CITYTOCITYCRE.COM

KIMBERLY GAILEY
480.355.2222
kgailey@citytocitycre.com

citytocity
COMMERCIAL

5725 N Scottsdale Rd , Scottsdale, AZ 85250 | 480.355.2222 | citytocitycre.com