

# FOR SALE

22039 N 24TH AVE, PHOENIX, AZ 85027

LOCATED IN OPPORTUNITY ZONE



**CAMCRE.**

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## PROPERTY FEATURES

<b>BUILDING A</b>	915 SF - Front Office 1,020 SF - Covered Canopy 360 SF - Customized Semi Downdraft Paint Booth 307 SF - AC Storage Shed with Lights
<b>BUILDING B</b>	6,112 SF - Warehouse Rear Roll Up Door - 12' x 10' Front Roll Up Door - 20' x 10'9" 13'2" Clear Height Two hydraulic frame machines
<b>LOT SIZE</b>	0.34 AC
<b>IMPROVEMENTS</b>	Existing office, paint booth, outside storage, and warehouse
<b>ZONED</b>	A-1

## PROPERTY HIGHLIGHTS



REMODELED IN 2021, COMPLETELY  
PAVED YARD



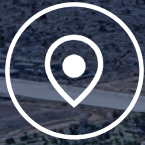
SECURED PROPERTY GATE



STRONG DAYTIME DEMOGRAPHICS  
WITH OVER \$96K IN 5-MILE RADIUS

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LOCATED IN DEER VALLEY  
AIRPARK INDUSTRIAL LOCATION



EASY ACCESS TO I-17 AND  
LOOP 101



LESS THAN 5 MINUTES TO  
I-17 AND LOOP 101





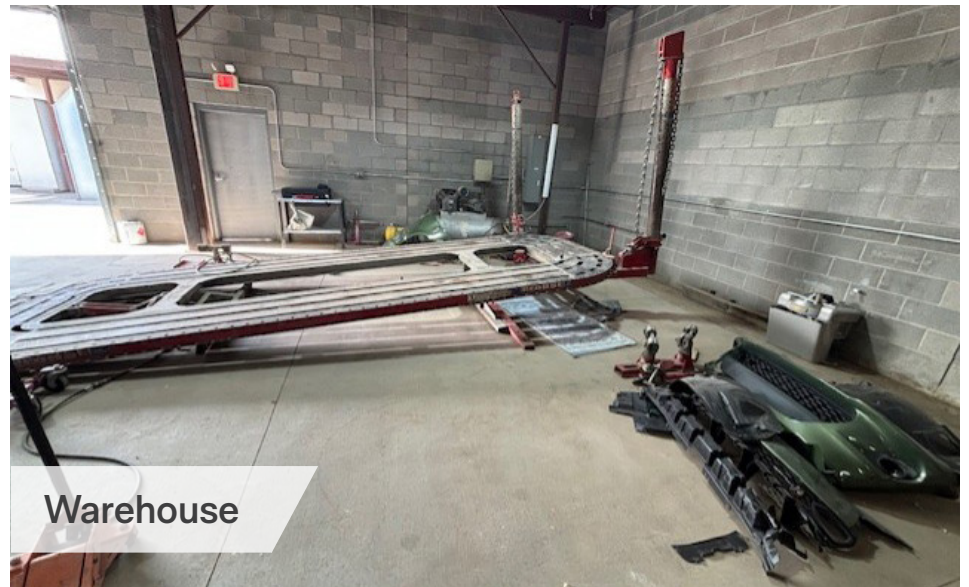
Building A



Paint Booth & Storage Shed



Warehouse



Warehouse

# DEMOGRAPHICS WITHIN 5 MI



**230,648**  
TOTAL POPULATION



**96,698**  
DAYTIME POPULATION



**37.5**  
AVERAGE AGE



**90,668**  
TOTAL HOUSEHOLDS



**\$97,401**  
AVERAGE HH INCOME



FOR MORE INFORMATION, CONTACT

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