

## 2.02 ACRE LAND SITE FOR SALE

C-2 LAND AND APPROVED BUILDING PLANS FOR TWO (2) INDUSTRIAL BUILDINGS TOTALING 29,222 SF

1202-1224 E Broadway Rd Phoenix, AZ 85040

SHOVEL READY WITH  
PLANS



8767 E. Via de Ventura  
Suite 290  
Scottsdale, AZ 85258  
RGcre.com

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## 2.02 ACRE LAND SITE

### Site Information

1202-1224 E Broadway Rd  
Phoenix, AZ 85040

- 2.02 Acre Shovel Ready Site
- Comes with Plans for Two Industrial (2) Buildings Totaling 29,222 SF
- Located in a Qualified Opportunity Zone
- Zoned C-2, City of Phoenix
- Frontage on Broadway Rd and 12th St



The information contained herein has been obtained from sources we believe to be reliable, however, Rein & Grosseohme and its agents have not conducted any investigation regarding these matters and make no warranty or representation expressed or implied regarding the accuracy or completeness of the information. Interested parties need to verify any information that is critical to their decision process and bear all risk for inaccuracies. References to square footage or age are approximate.

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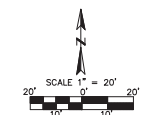
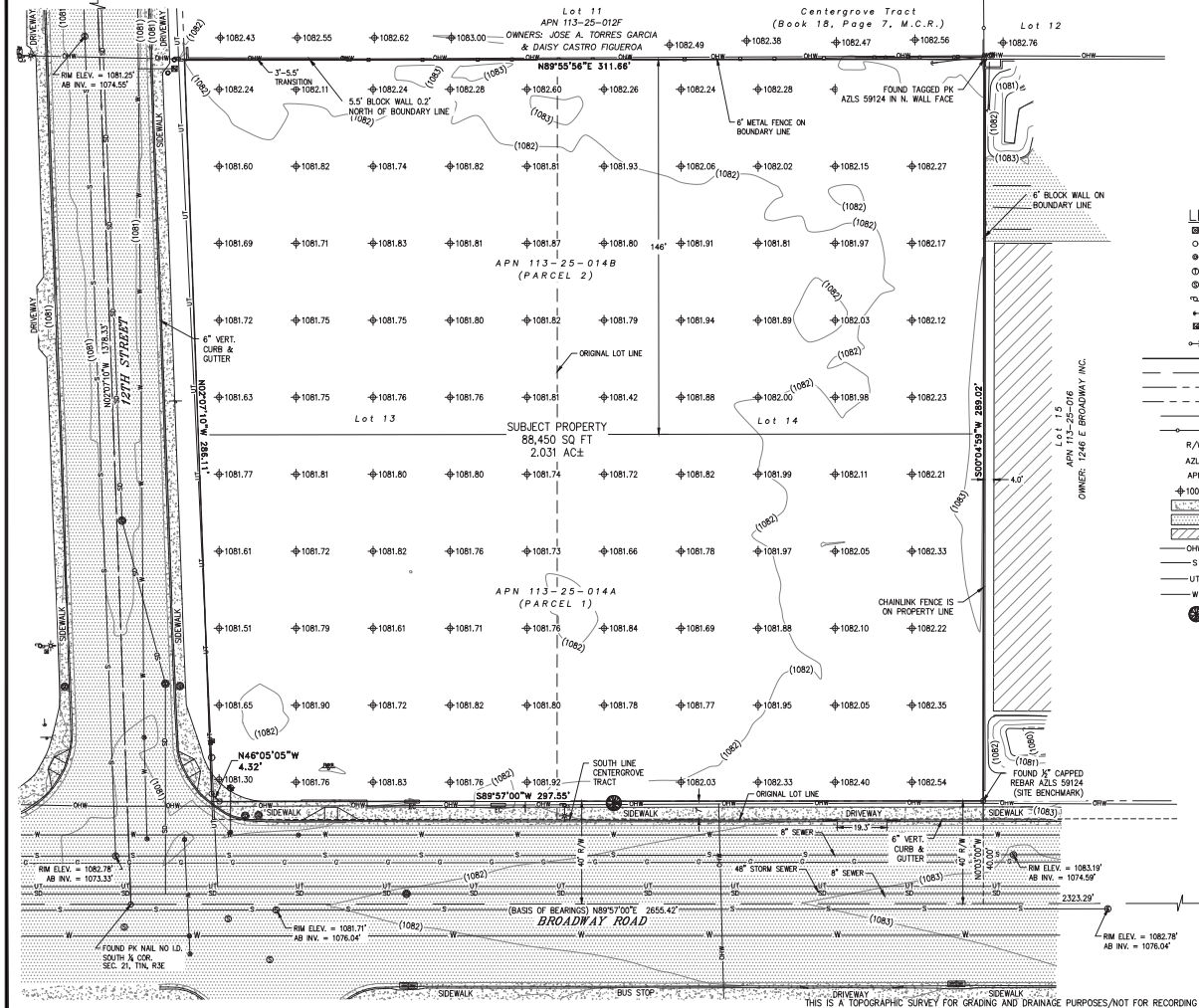
### Survey

## TOPOGRAPHIC SURVEY

OF LOTS 13 & 14, CENTERGROVE TRACT, ACCORDING TO BOOK 18 OF MAPS, PAGE 7, ALSO BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

A.P.N. 113-25-014A & 113-25-014B

OWNER: MACH HOLDINGS INC.



**LEGEND**

	FOUND BRASS CAP IN HAND HOLE
	FOUND MONUMENT AS NOTED
	FOUND BRASS CAP FLUSH
	TELECOM MANHOLE
	SANITARY SEWER MANHOLE
	UTILITY POLE
	GNY ANCHOR
	ELECTRIC METER
	LIGHT POLE W/ARM
	BOUNDARY LINE
	SECTION LINE
	CENTER LINE
	RIGHT-OF-WAY LINE
	PARCEL LINE
	CHAIN LINK FENCE
	RIGHT-OF-WAY
	ARIZONA LAND SURVEYOR
	ASSESSOR PARCEL NUMBER
	GROUND ELEVATION
	CONCRETE HARDSCAPE
	ASPHALT PAVING
	EXISTING BUILDING
	OVERHEAD UTILITY WIRES
	APPROX. UNDERGROUND SEWER LINE
	APPROX. UNDERGROUND TELECOM.
	APPROX. UNDERGROUND WATER LINE
	PALO VERDE TREE

**LEGAL DESCRIPTION:**  
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED PHOENIX, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:  
**PARCEL 1:**  
 LOTS 13 AND 14, CENTERGROVE TRACT, ACCORDING TO BOOK 18 OF MAPS, PAGE 7, RECORDS OF MARICOPA COUNTY, ARIZONA;  
 EXCEPT THOSE PORTIONS SET FORTH IN FINAL ORDER OF CONDEMNATION UNDER S.C.C. NO. C335093 RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA IN DOCKET 15375, PAGE 1182, DESCRIBED AS FOLLOWS:  
 THE SOUTHERLY 7 FEET OF LOTS 13 AND 14, CENTERGROVE TRACT, ACCORDING TO BOOK 18 OF MAPS, PAGE 7, RECORDS OF MARICOPA COUNTY, ARIZONA; BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID LOT 13 WITH THE NORTH LINE OF THE SOUTHERLY 7 FEET THEREOF;  
 THENCE EASTERLY ALONG SAID NORTH LINE A DISTANCE OF 3 FEET;  
 THENCE NORTHWESTERLY TO A POINT ON SAID WEST LINE WHICH IS 3 FEET NORTHERLY TO THE POINT OF BEGINNING;  
 EXCEPT THE NORTH 146.00 FEET THEREOF.  
**PARCEL 2:**  
 THE NORTH 146.00 FEET OF LOTS 13 AND 14, CENTERGROVE TRACT, ACCORDING TO BOOK 18 OF MAPS, PAGE 7, RECORDS OF MARICOPA COUNTY, ARIZONA.

**REFERENCES USED:**  
 SPECIAL WARRANTY DEED FILED IN DDC #8021-0735929, M.C.R. SUBDIVISION PLAN FILED IN BOOK 29 OF MAPS, PAGE 26, M.C.R. SUBDIVISION PLAN FILED IN BOOK 18 OF MAPS, PAGE 07, M.C.R. (R) RECORD OF SURVEY FILED IN BOOK 1320, PAGE 33, M.C.R.

**BASIS OF BEARINGS:**  
 N 89° 57' 00" E ALONG THE MONUMENTED CENTERLINE OF BROADWAY ROAD BETWEEN 12TH STREET AND 16TH STREET, PER BOOK 18, PAGE 7, RECORDS OF MARICOPA COUNTY, ARIZONA, AND AS SHOWN HEREON.

**BENCHMARK:**  
 THE BENCHMARK USED FOR THIS SURVEY WAS A 3" CITY OF PHOENIX BRASS CAP FLUSH AT THE INTERSECTION OF ROESER ROAD AND 12TH STREET, BEING PHOENIX BENCHMARK 353, HAVING AN ELEVATION OF 1095.112'.  
 SITE BENCHMARK BEING A CAPPED REBAR "AZLS 59124" AT THE SOUTHEAST CORNER OF THE SUBJECT PROPERTIES, HAVING AN ELEVATION OF 1082.74' (NGVD29 DATUM).

- SURVEY NOTES:**
1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND THE PROPERTY IS SUBJECT TO ALL MATTERS OF RECORD NOT SHOWN HEREON.
  2. THIS PROPERTY IS ZONED PHOENIX C-2.
  3. THE UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE AND CITY OF PHOENIX UTILITY MAPS, HOWEVER THEY MAY BE VERIFIED.



**SURVEYOR'S CERTIFICATION:**  
 THIS IS TO CERTIFY THAT THE SURVEY OF THE DESCRIBED AND SURVEYED PROPERTY HEREON WAS MADE BY MYSELF DURING THE MONTH OF AUGUST 2021, AND THAT THIS SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND THAT THE MONUMENTS SHOWN ACTUALLY EXIST AS SHOWN, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



SE 1/4 Sec. 21 N.T.S.	
Global Land Surveying LLC P.O. BOX 2132 PEORIA, ARIZONA 85380 623 328-9424	
Mach Holdings Inc.	DATE: 8/19/21
1501 N. 37TH DR. UNIT 100 PHOENIX, AZ 85009	SCALE: AS SHOWN
SEC 21 7 TH R 3E	SHEET 1 OF 1 JOB# 2107/011

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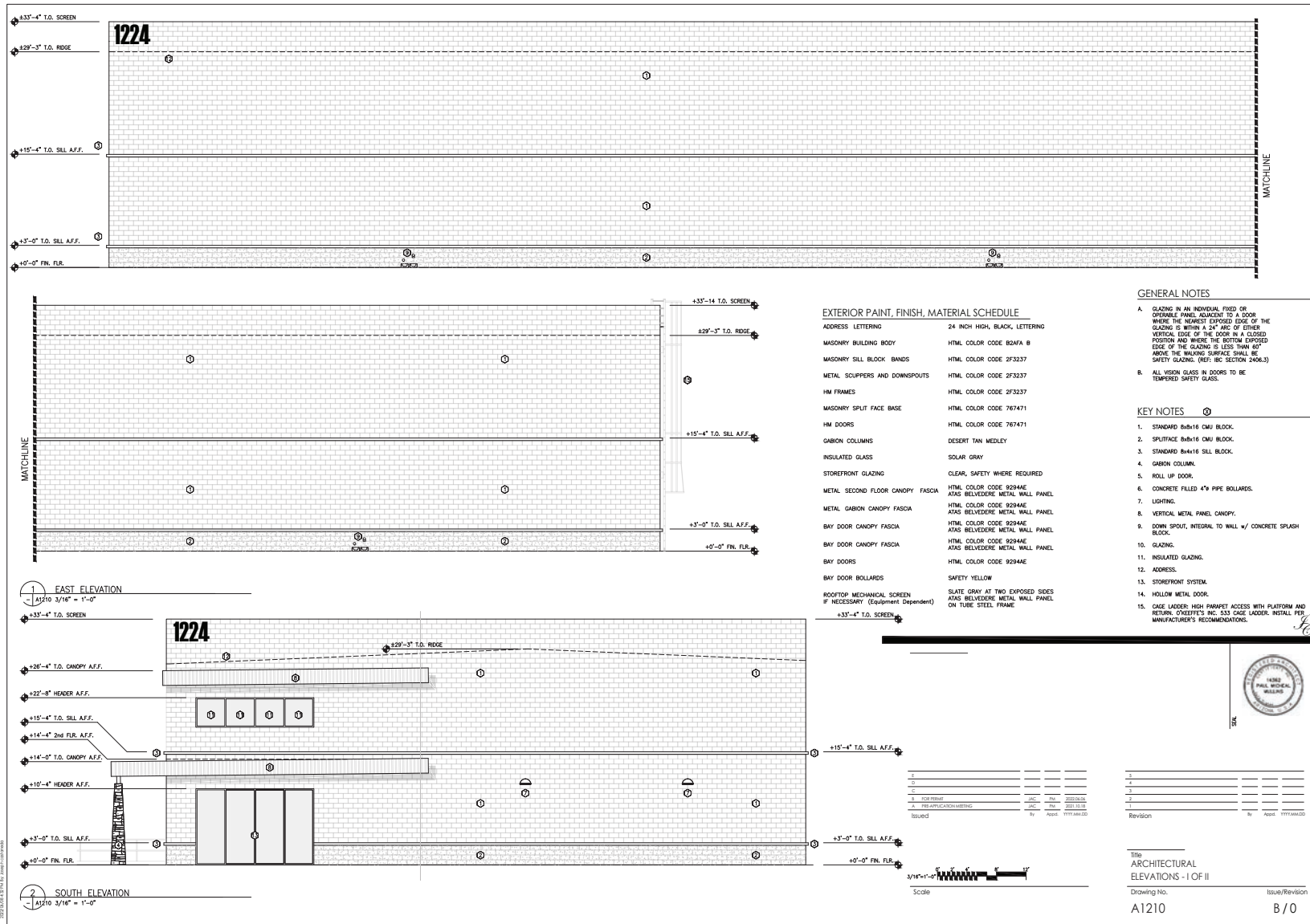
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## 2.02 ACRE LAND SITE

### Proposed Building Elevations



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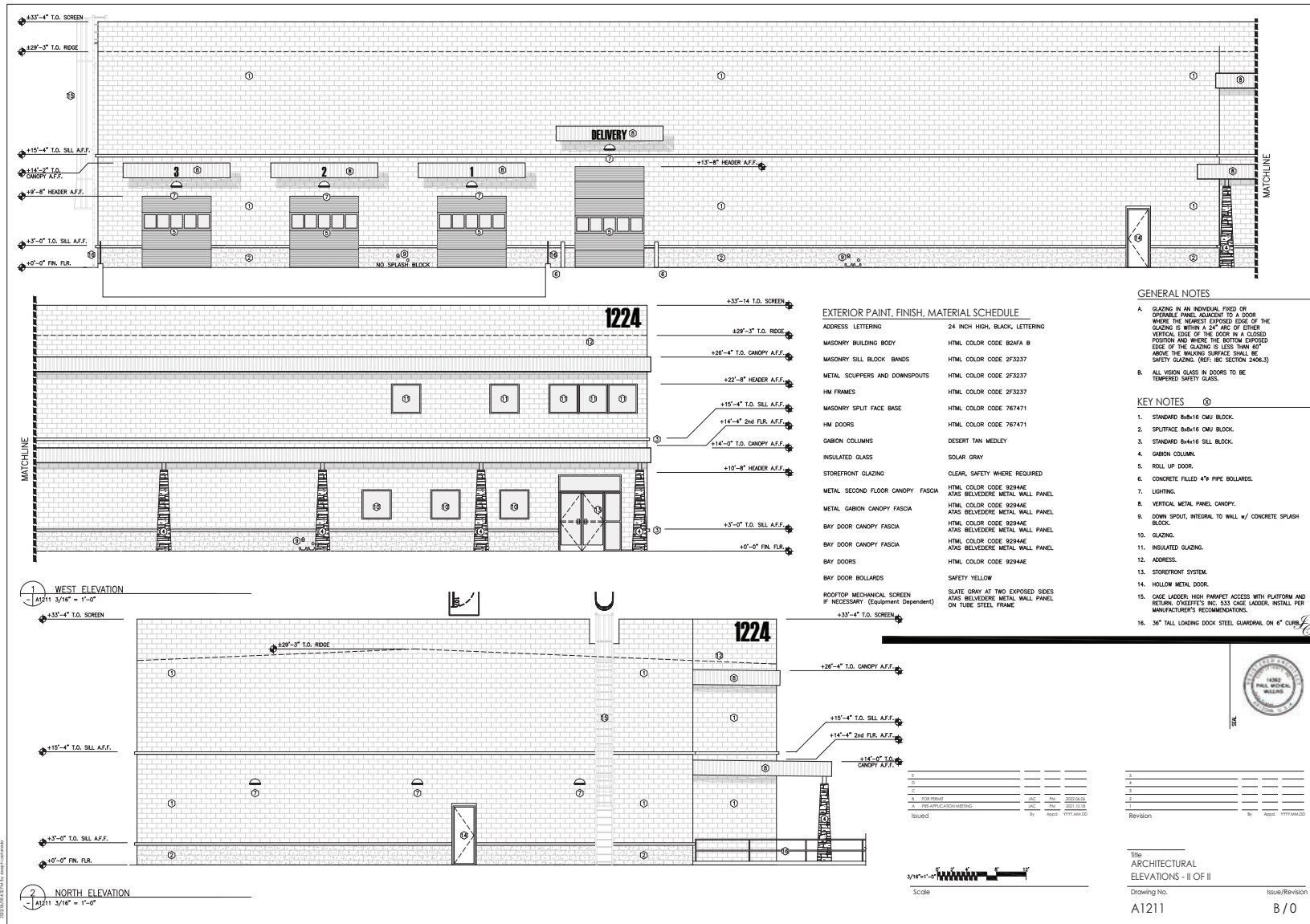
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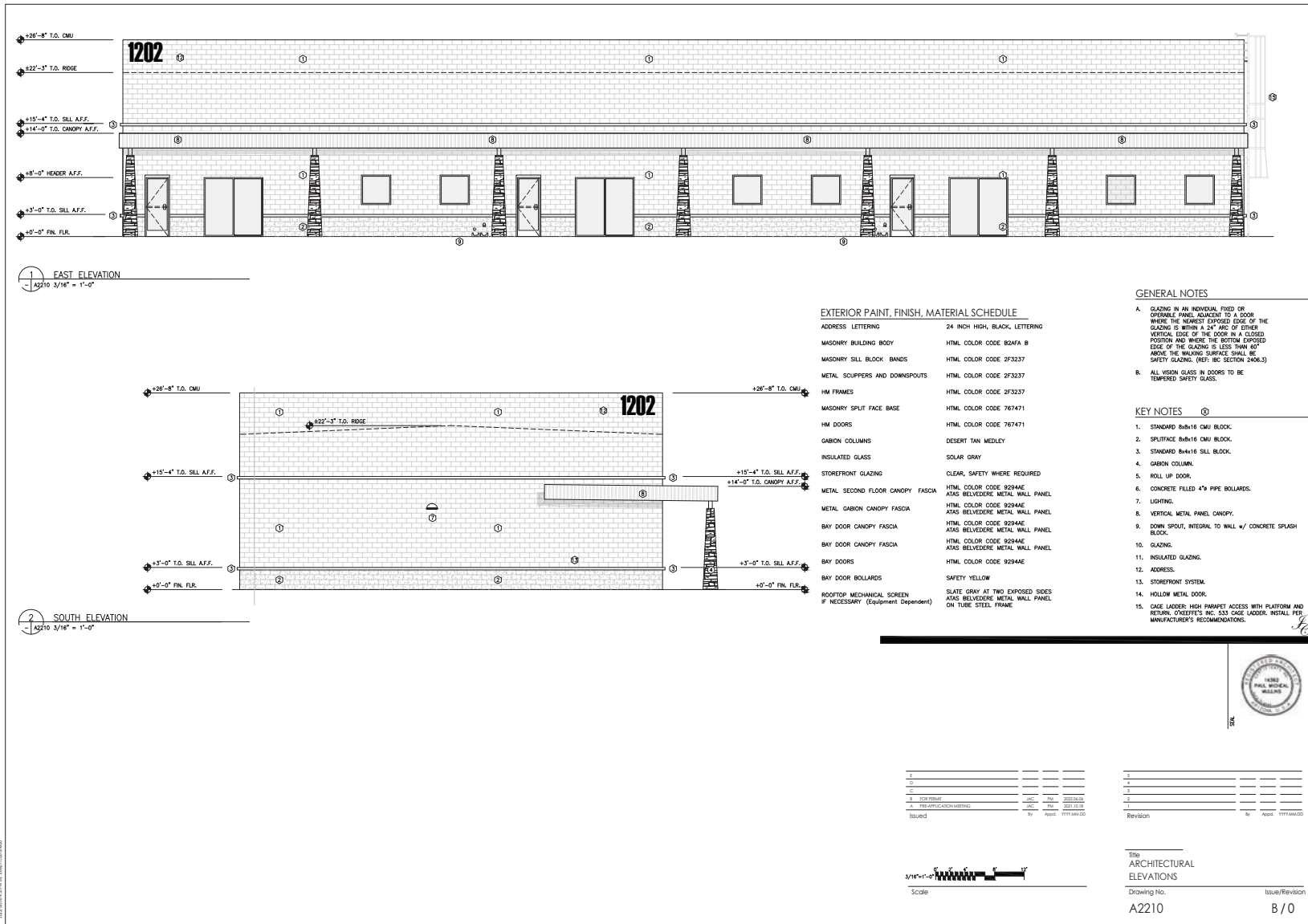
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### Proposed Building Elevations

**1 WEST ELEVATION**  
1/3211 3/16\"/>

**2 NORTH ELEVATION**  
1/3211 3/16\"/>

**EXTERIOR PAINT, FINISH, MATERIAL SCHEDULE**

ADDRESS LETTERING	12 INCH HIGH, BLACK, LETTERING
MASONRY BUILDING BODY	HTML COLOR CODE 824FA B
MASONRY SILL BLOCK BANDS	HTML COLOR CODE 2F3237
METAL SCUPPERS AND DOWNPOUTS	HTML COLOR CODE 2F3237
HM FRAMES	HTML COLOR CODE 2F3237
MASONRY SPLIT FACE BASE	HTML COLOR CODE 767471
HM DOORS	HTML COLOR CODE 767471
GABION COLUMNS	DESERT TAN MEDLEY
INSULATED GLASS	SOLAR GRAY
STOREFRONT GLAZING	CLEAR, SAFETY WHERE REQUIRED
METAL SECOND FLOOR CANOPY FASCIA	HTML COLOR CODE 9294AE ATAS BELVEDERE METAL WALL PANEL
METAL GABION CANOPY FASCIA	HTML COLOR CODE 9294AE ATAS BELVEDERE METAL WALL PANEL
BAY DOOR CANOPY FASCIA	HTML COLOR CODE 9294AE ATAS BELVEDERE METAL WALL PANEL
BAY DOOR CANOPY FASCIA	HTML COLOR CODE 9294AE ATAS BELVEDERE METAL WALL PANEL
BAY DOORS	HTML COLOR CODE 9294AE
BAY DOOR BOLLARDS	SAFETY YELLOW
ROOFTOP MECHANICAL SCREEN IF NECESSARY (Equipment Dependent)	SLATE GRAY AT TWO EXPOSED SIDES ATAS BELVEDERE METAL WALL PANEL ON TUBE STEEL FRAME

**GENERAL NOTES**

- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE SHALL BE SAFETY GLAZING. (SEE IRC SECTION P408.1)
- ALL VISION GLASS IN DOORS TO BE TEMPERED SAFETY GLASS.

**KEY NOTES**

- STANDARD 8x8x16 CMU BLOCK.
- SPLITFACE 8x8x16 CMU BLOCK.
- STANDARD 8x4x16 SILL BLOCK.
- GABION COLUMN.
- ROLL UP DOOR.
- CONCRETE FILLED 4" PIPE BOLLARDS.
- LIGHTING.
- VERTICAL METAL PANEL CANOPY.
- DOWN SPOUT, INTEGRAL TO WALL w/ CONCRETE SPLASH BLOCK.
- GLAZING.
- INSULATED GLAZING.
- ADDRESS.
- STOREFRONT SYSTEM.
- HOLLOW METAL DOOR.
- CAGE LADDER, HIGH FRAMEKIT ACCESS WITH PLATFORM AND RETURN. O'NEEFFE'S INC. 833 CAGE LADDER. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

**Scale**  
3/16"=1'-0"

**Architectural ELEVATIONS**  
Drawing No. A2211 Issue/Revision B/0

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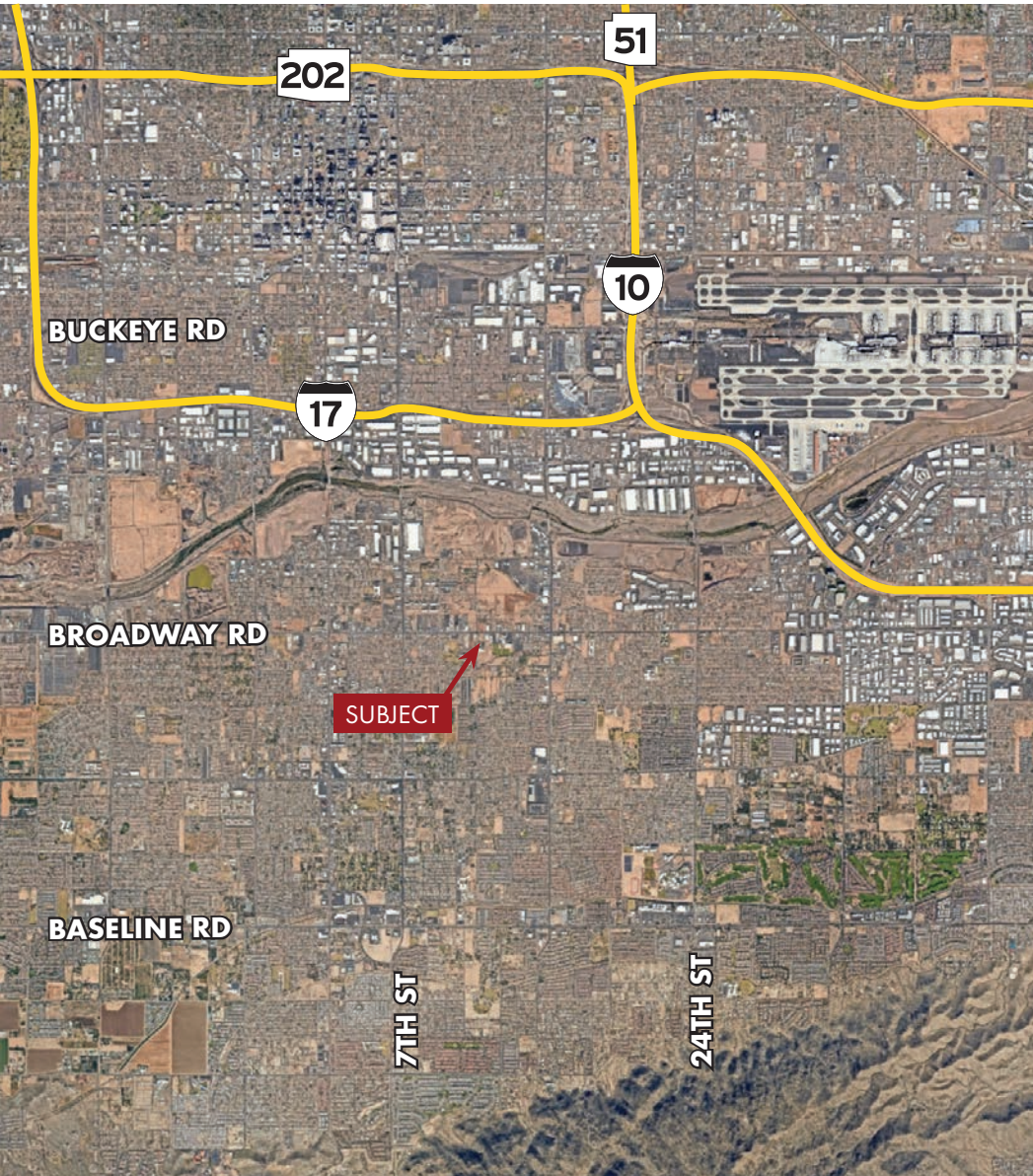


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Location Maps

**R&G**  
REIN & GROSSEHME  
COMMERCIAL REAL ESTATE



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