

31,141 SF on 3.88 Acres



For Lease/For Sale

234 E MOHAVE STREET

PHOENIX, AZ

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 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY OVERVIEW



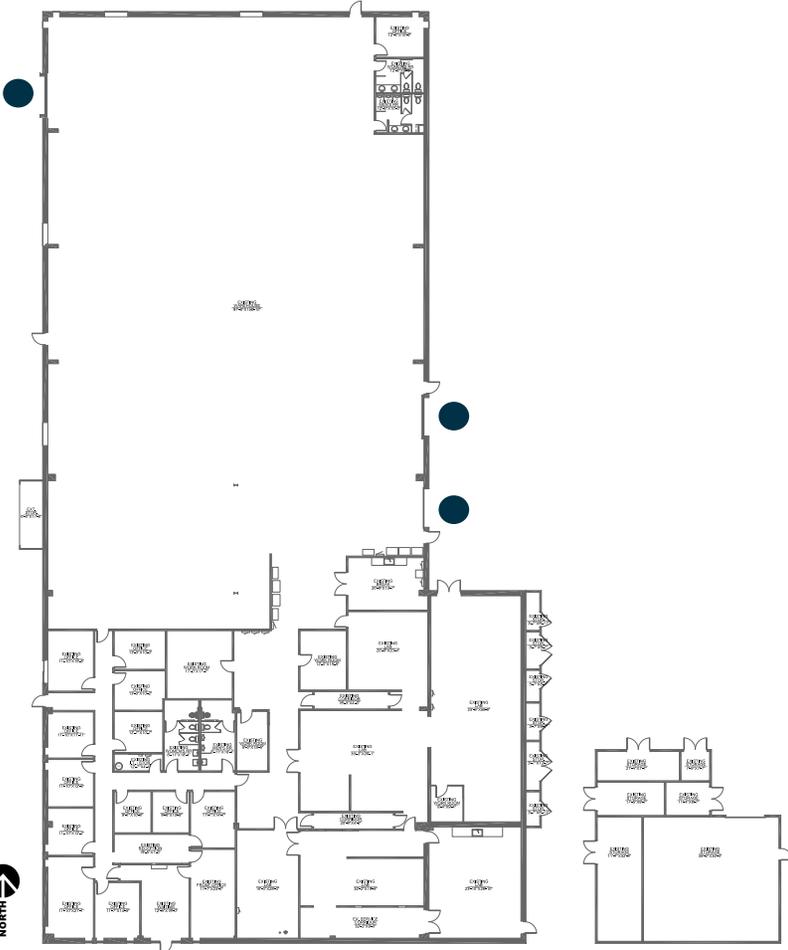
SUMMARY

234 E. Mohave Street is an industrial property in a prime central Phoenix location, providing strong access throughout the metro area. Positioned west of Sky Harbor Airport and just north of I-17, the 3.88-acre site includes a metal building originally constructed in 1983, along with a freshly paved, secured, enclosed yard. The improvements offer roughly 5,000 square feet of office buildout in addition to approximately 26,141 square feet of manufacturing/warehouse space, supporting a variety of operational needs.

- *Great location for an owner user/tenant*
- *Approximately ± 2 acre yard*
- *Abundant power ($\pm 1,600$ Amps/3 Phase)*
- *Centralized location to Metro Phoenix*
- *Oversized Grade Door (12' x 14')*



PROPERTY FEATURES



● - Grade Level


BUILDING SIZE:
±31,141 SF


LOT SIZE:
**±3.88 Acres
±2 Acre Yard**


OFFICE:
±5,000 SF


POWER:
**1,600 Amps/
3 Phase**


LOADING:
**(2) 10' x 10' Grade Level
(1) 14' x 12' Grade Level**


PARKING:
±46 Spaces


ZONING
**A-1,
City of Phoenix**


CLEAR
HIEIGHT:
15'8"


BUILDING TYPE:
Metal Clear Span

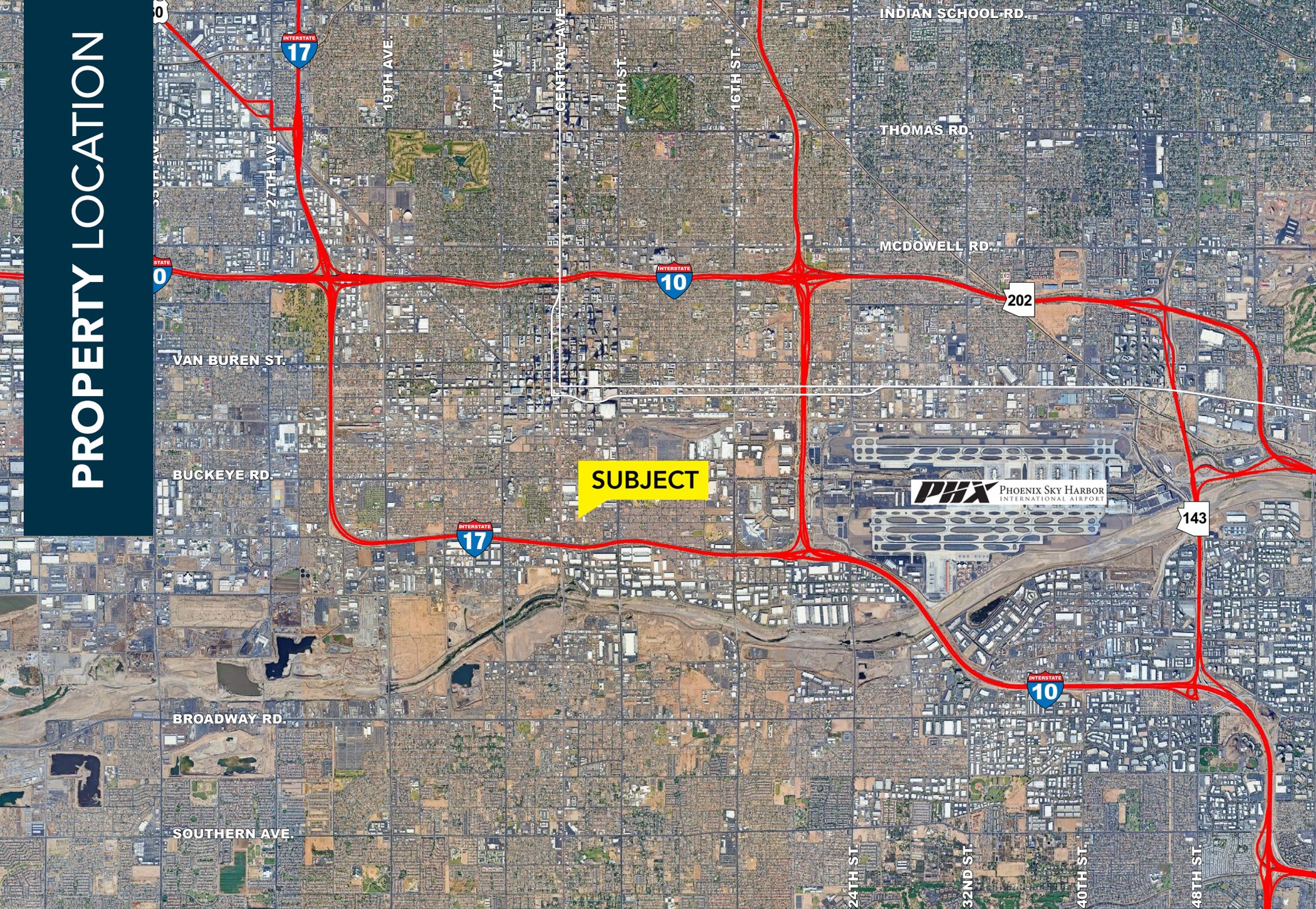

YEAR BUILT:
1983



PROPERTY PHOTOS



PROPERTY LOCATION



SUBJECT

PHX PHOENIX SKY HARBOR INTERNATIONAL AIRPORT