

# 1540 S 22nd Avenue

Phoenix, AZ 85009

Construction Yard | ±1.27 Acres | Zoned A-1 Light Industrial



1540 S 22nd Avenue

Phoenix, AZ 85009

For Sale

# Property Features

- + ±1.27 acres of land (±55,464 SF)
- + Currently leased to Banicki Construction at \$1,250/mo NNN until July 31, 2026
- + Property Taxes (2025) \$1,532.66
- + Water (City of Phoenix) and electricity (APS) to site, above ground septic tank for mobile office trailer
- + Three (3) gates to the property with only one currently used by tenant.
- + Securely Fenced - East and west walls are masonry block  
North and south walls are chain link fenced
- + Yard is asphalt millings & compacted gravel with concrete pad for quonset
- + Zoned A-1 Light Industrial
- + Easy access to I-17 freeway at Buckeye Rd & 19th Avenue
- + Parcel Number: 105-27-041A (Maricopa County)
- + Flood Zone AH
- + Asking Price: \$1,630,000 (\$29.38/SF)

## Contact

**Mike Parker**

Executive Vice President

602 614 7877

mike.parker6@cbre.com



© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

[www.cbre.com](http://www.cbre.com)

**CBRE**