

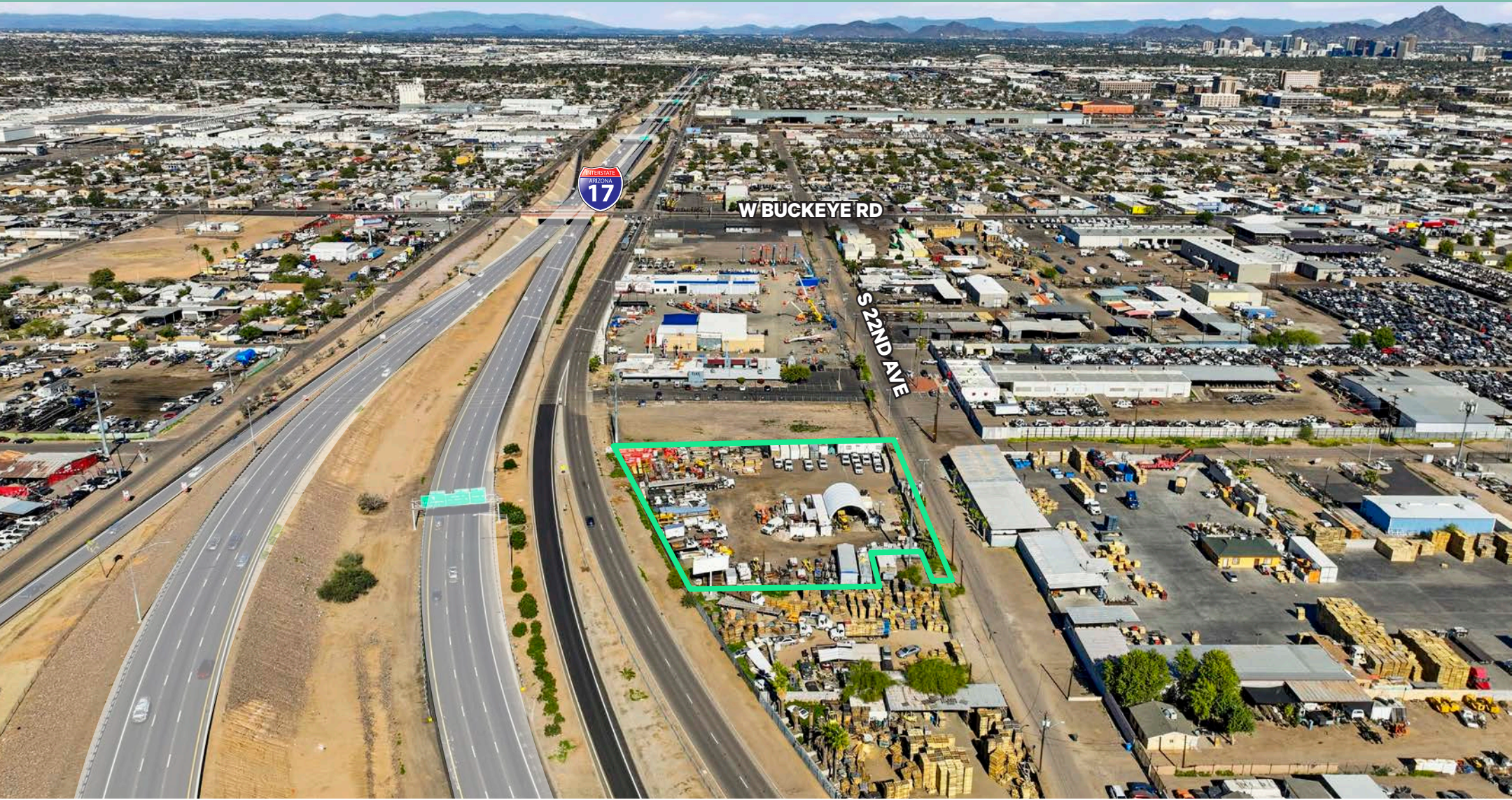
Industrial Land | For Sale

CBRE

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
- + 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: \$1,549,000 (\$27.93/SF)



Map

For Sale



MIDTOWN PHOENIX
±12 MINUTES | ±6 MILES

DOWNTOWN PHOENIX
±10 MINUTES | ±3 MILES

ARIZONA STATE FAIRGROUNDS

PIESTEWA PEAK

CAMELBACK MOUNTAIN



ARIZONA CAPITOL

19TH AVENUE



BUCKEYE ROAD



COFFELT-LAMOREAUX PARK APARTMENT HOMES

ARIZONA Awnings

DJP INVESTMENT PROPERTIES LLC



OSCAR PALLETS

22ND AVENUE



±135,820 VPD

NORTHBOUND

EXIT 198 (BUCKEYE RD) OFF RAMP

S BLACK CANYON HIGHWAY



SOUTHBOUND

EXIT 197 (DURANGO ST / 19TH AVE) O

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For Sale



Contact

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