



# Gerchick Real Estate - I answer my PHONE

**"Make the Market Work for YOU"™**  
*Plans are almost complete and approved by the City for a CDL School*

**\$950,000**

**5020 S 16th Street  
Phoenix AZ 85040**

**MLS#6981619**

## HIGHLIGHTS

- ±0.98-acre industrial land parcel in central Phoenix
- Zoned A-2 (Heavy Industrial) allowing a wide range of industrial uses
- Located at 5020 S 16th Street, Phoenix, AZ 85040
- Convenient access to I-10, I-17, and Loop 202
- Close proximity to Phoenix Sky Harbor International Airport
- Positioned within an established industrial and logistics corridor
- Suitable for owner-user, developer, or long-term investment use
- Surrounding area includes manufacturing, service yards, and logistics facilities
- Utilities available in the area (buyer to verify)
- Infill industrial land opportunity in a supply-constrained submarket

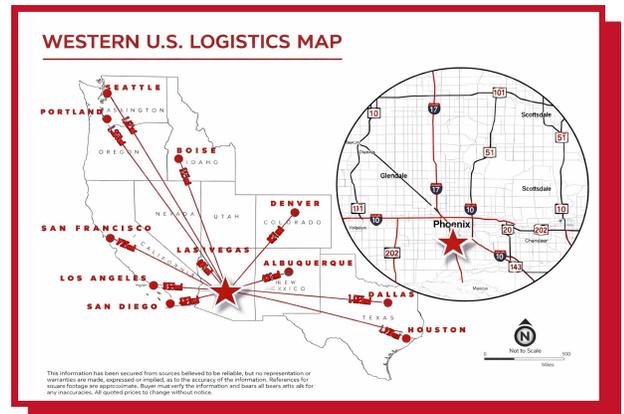


## DETAILS:

±0.98 acres of A-2 (Heavy Industrial) zoned land located in the South Phoenix industrial corridor, one of the Valley's most active logistics and employment hubs. The site offers excellent regional connectivity with convenient access to Interstate 10, Interstate 17, Loop 202, and is just minutes from Phoenix Sky Harbor International Airport.

The zoning allows for a wide range of industrial uses including manufacturing, warehousing, contractor yards, transportation-related operations, and service industrial uses.

Surrounded by established logistics, manufacturing, and service industrial users, the property presents a strong infill opportunity for owner-users, developers, or investors seeking industrial land in a supply-constrained Phoenix submarket.



## Zoning A-2

**Approx Square FT- +/-42,863**

**Alta Survey Completed**

**Potential Use CDL School**

**Semi Truck Parking**

**No Seller Carry**



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