



2544 E UNIVERSITY DR | PHOENIX, AZ 85034

±11,019 SF INDUSTRIAL-ZONED OFFICE BUILDING AVAILABLE FOR SALE OR LEASE

Contact Information:

Darin Edwards

D 480.214.1117 • M 480.628.8661

dedwards@cpiaz.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. 01 08 26



COMMERCIAL PROPERTIES INC.

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Monument
Freeway
Signage!

PROPERTY OVERVIEW

This 11,019 SF freestanding building offers an exceptional opportunity for either owner-users or investors. With excellent freeway visibility and monument signs along both I-10 and University Drive, the property provides outstanding exposure and accessibility in one of Phoenix's most strategic business corridors.

PROPERTY SUMMARY

Address	2544 E University Dr Phoenix, AZ 85034
Total Building Size	±11,019 SF
Frontage	I-10 & University Dr
Industrial Zoning	A-2
Parking Ratio	Approx. 7/1,000
Parcel #	121-43-069F

BUILDING FEATURES

- Flexible floor plan allowing easy reconfiguration.
- Ample surface and covered parking and convenient access for employees and visitors
- Close proximity to major freeways, Phoenix Sky Harbor Airport, and Downtown Phoenix
- Freeway signage with amazing visibility.



\$2,450,000 (\$222.34 PSF)

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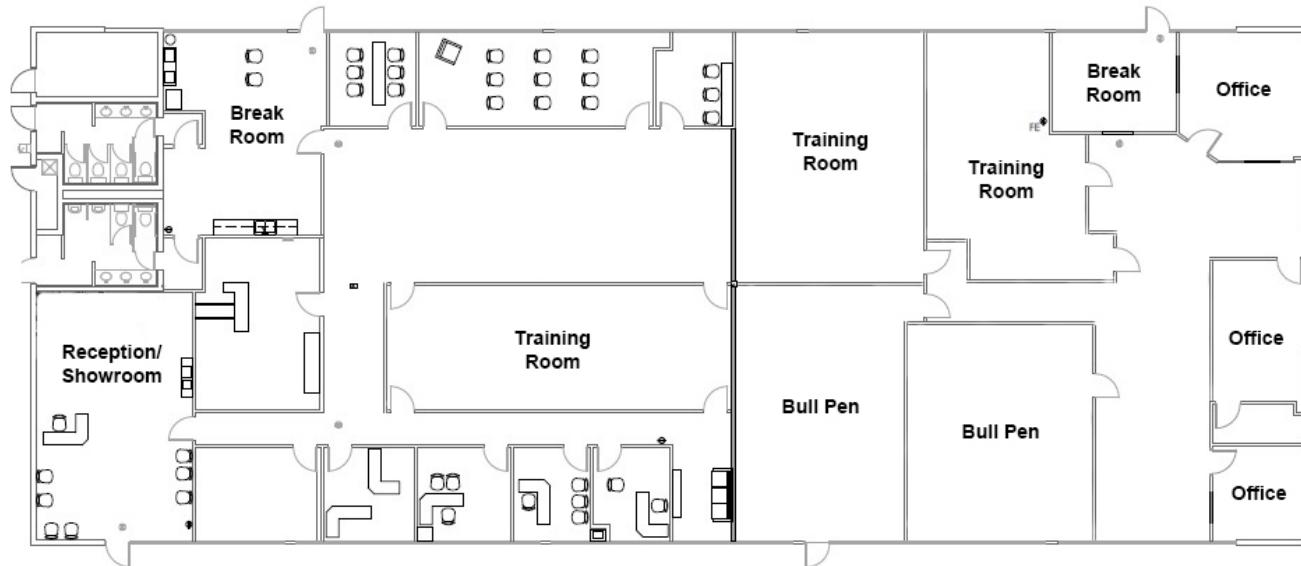
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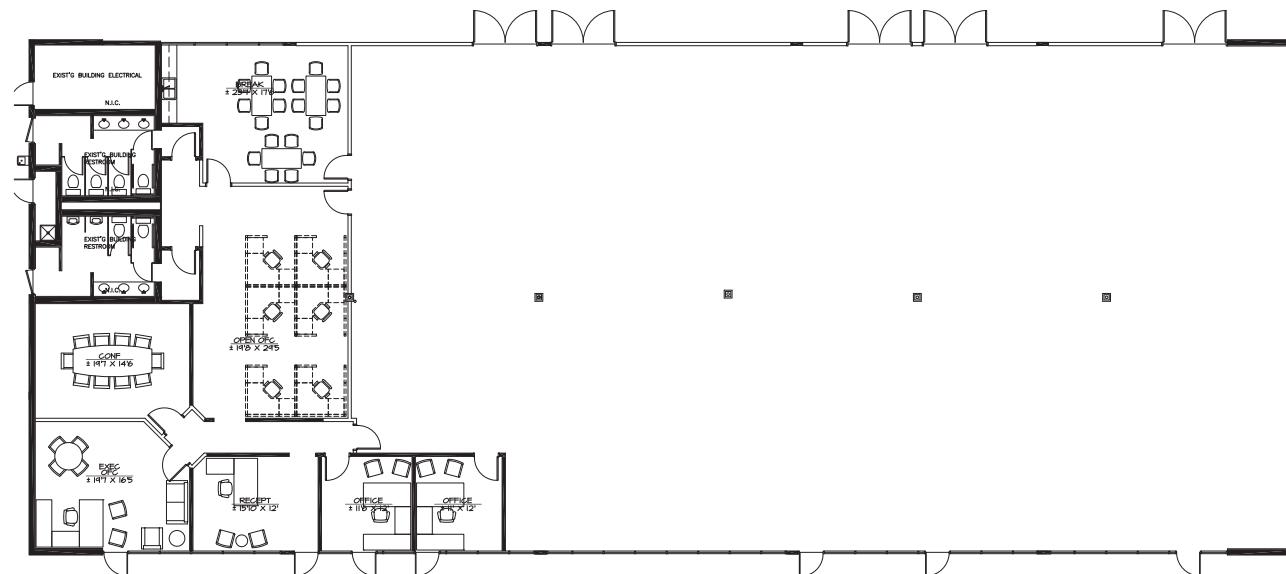


FLOOR PLAN

CURRENT FLOOR PLAN



PROPOSED FLOOR PLAN



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CONVERSION OPTION TO FLEX/INDUSTRIAL

CURRENT



POTENTIAL



- CURRENTLY ZONED AS INDUSTRIAL
- $\pm 14'$ CLEAR HEIGHT TO THE ROOF DECK
- OPTION TO ADD GARAGE DOORS IN THE BACK OF THE BUILDING

POTENTIAL INDUSTRIAL USES

- PRODUCTION
- ASSEMBLY
- FABRICATION
- WORKSHOP
- PROCESSING
- FULFILLMENT
- STORAGE
- R & D
- MANUFACTURING



+205,514 VPD

MONUMENT FREEWAY SIGNAGE



Additional Parking (32 Spaces)
or Unsecured Yard

E UNIVERSITY DR

