



2544 E UNIVERSITY DR | PHOENIX, AZ 85034

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

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**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

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## 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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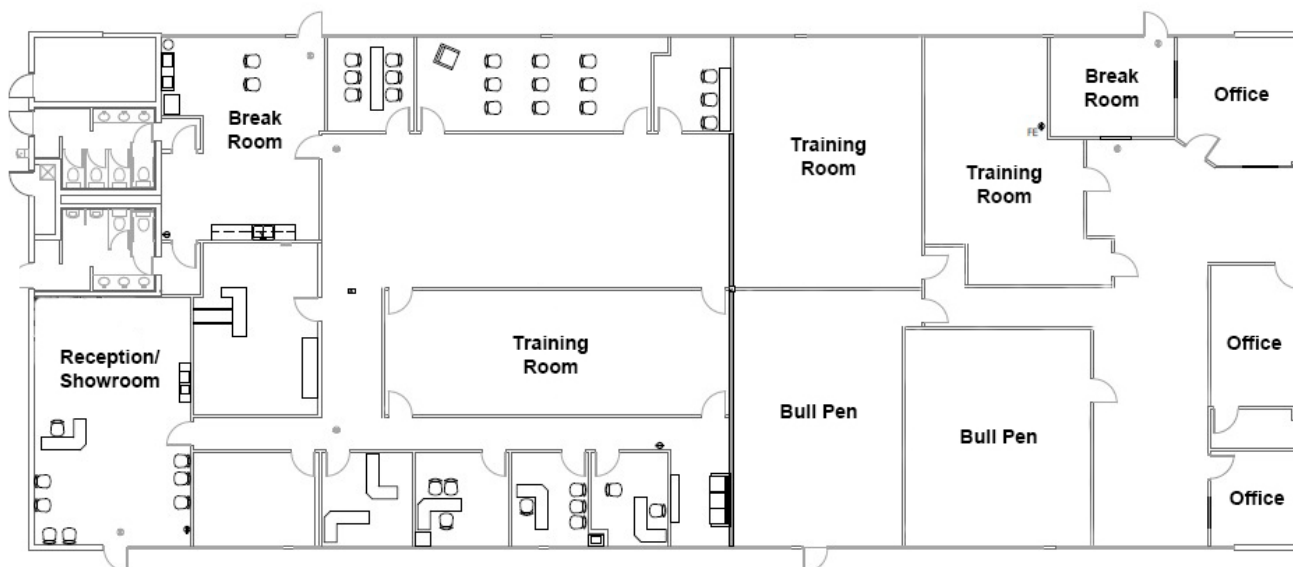
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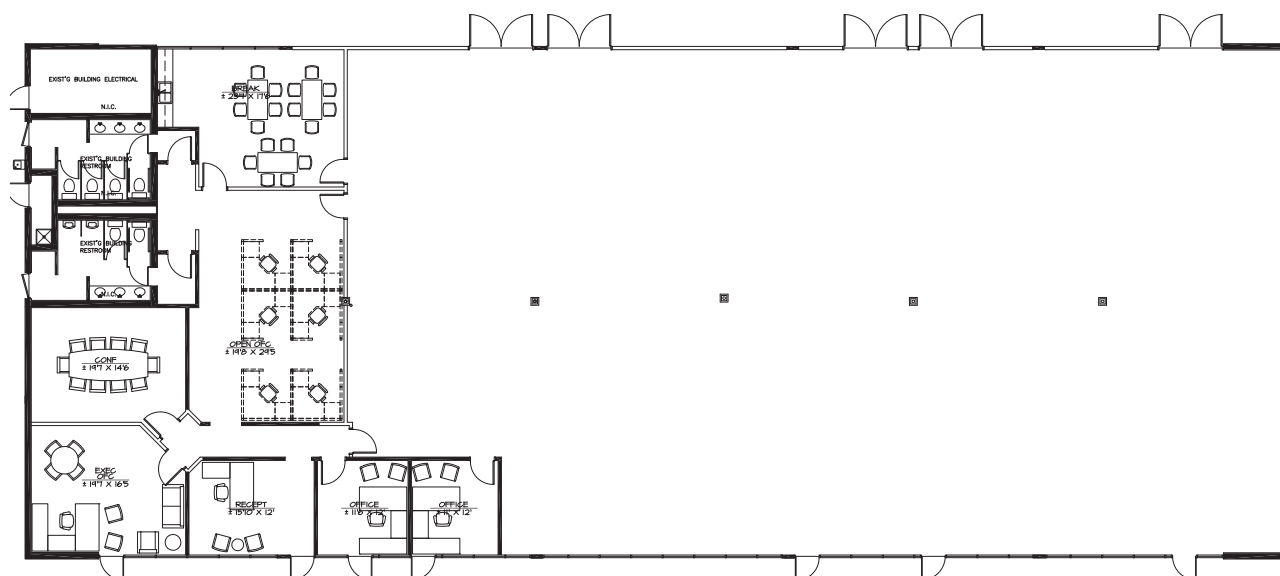


## FLOOR PLAN

**CURRENT  
FLOOR PLAN**



**PROPOSED  
FLOOR PLAN**





## 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**





FUTURE DEVELOPMENT RENDERING