

2643 N 36<sup>TH</sup> AVE | PHOENIX, AZ 85009

# INVESTMENT OPPORTUNITY WAREHOUSE SPACE FOR SALE



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301  
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NEWMARK  
MW MOUNTAIN WEST



**\$2,213,833.85** (\$340/SF)  
SALE PRICE

**6.5%**  
CAP RATE

For More Information, Please Contact:

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## Property Summary

Address	2643 N 36th Ave Phoenix, AZ 85009
Property Type	Warehouse/Distribution
Building Size	±6,500 SF
Parcel #	108-110-070E
Zoning	IND PK, Phoenix
Cap Rate	6.5%
Sale Price	<b>\$2,213,833.85 (\$340/SF)</b>

For More Information, Please Contact:

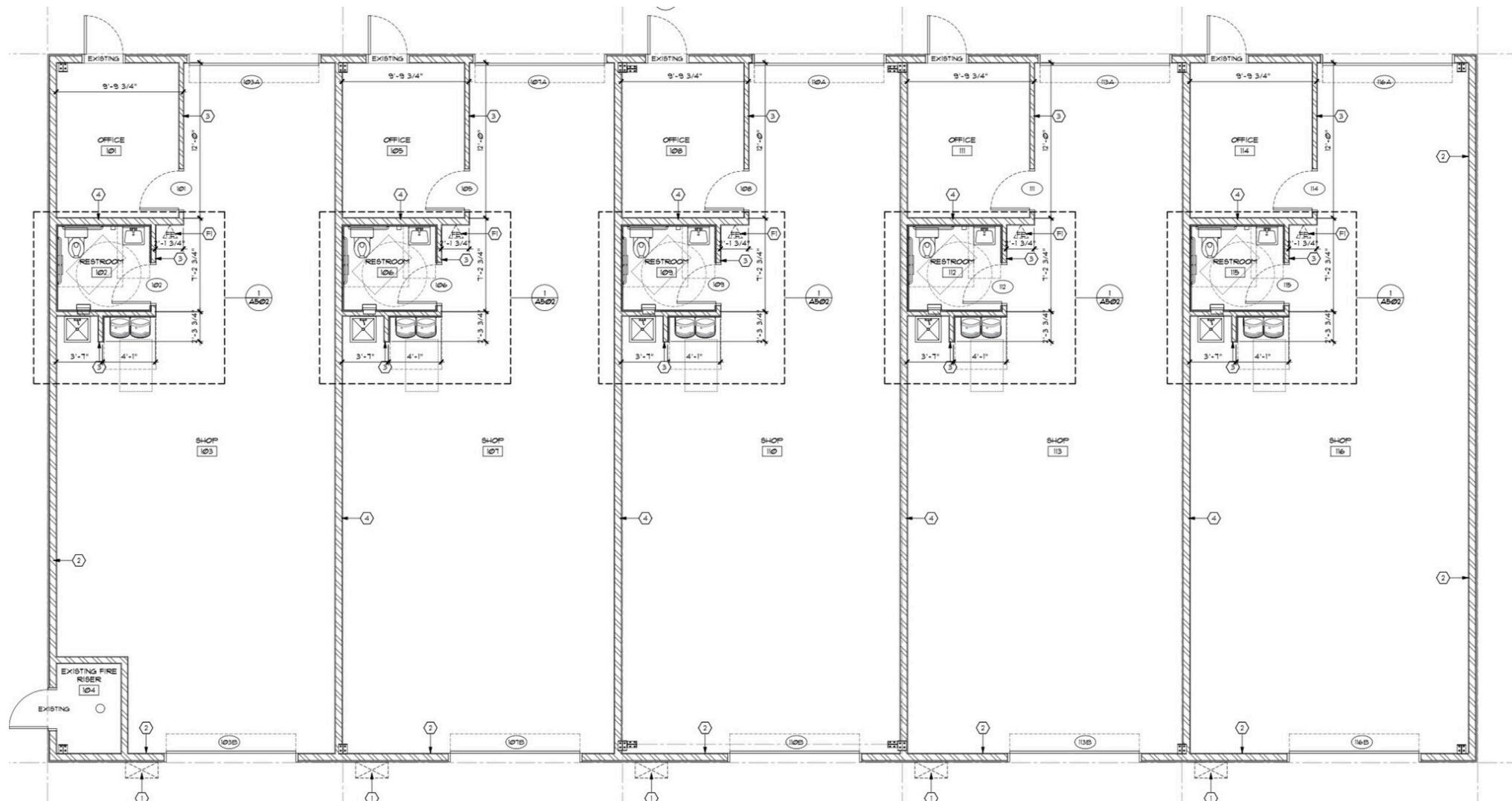
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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about 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.



## Floor Plan



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