

FOR SALE OR LEASE

*±15,832 SF Freestanding
Office/Warehouse Building
on ±1.01 acres, Zoned A-2*



For more information

Evan Koplan

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2326

E Magnolia St

Phoenix, AZ 85034

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Property Overview

Type	Freestanding Office/Warehouse Building
RBA	±15,832 SF
Land	±1.01 acres
Yard	Large fenced secure
Clear Height	±14' - 16'
Warehouse	Evaporative cooled
Power	1,200 amps 120/208v (SES)
Zoning	A2, City of Phoenix
Loading	Three (3) grade level doors One (1) truck well
Parking	36 stalls
Year Built	1971
Fire	Sprinklered
Parcel Number	115-32-016E
Property Taxes (2024)	\$20,471.22
Location	Great freeway access at I-10
Lease Rate	\$1.15/SF NNN
Sale Price	\$3,655,000



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Phoenix Sky Harbor Airport

INTERSTATE
10

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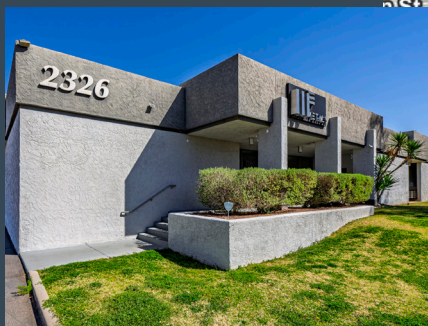
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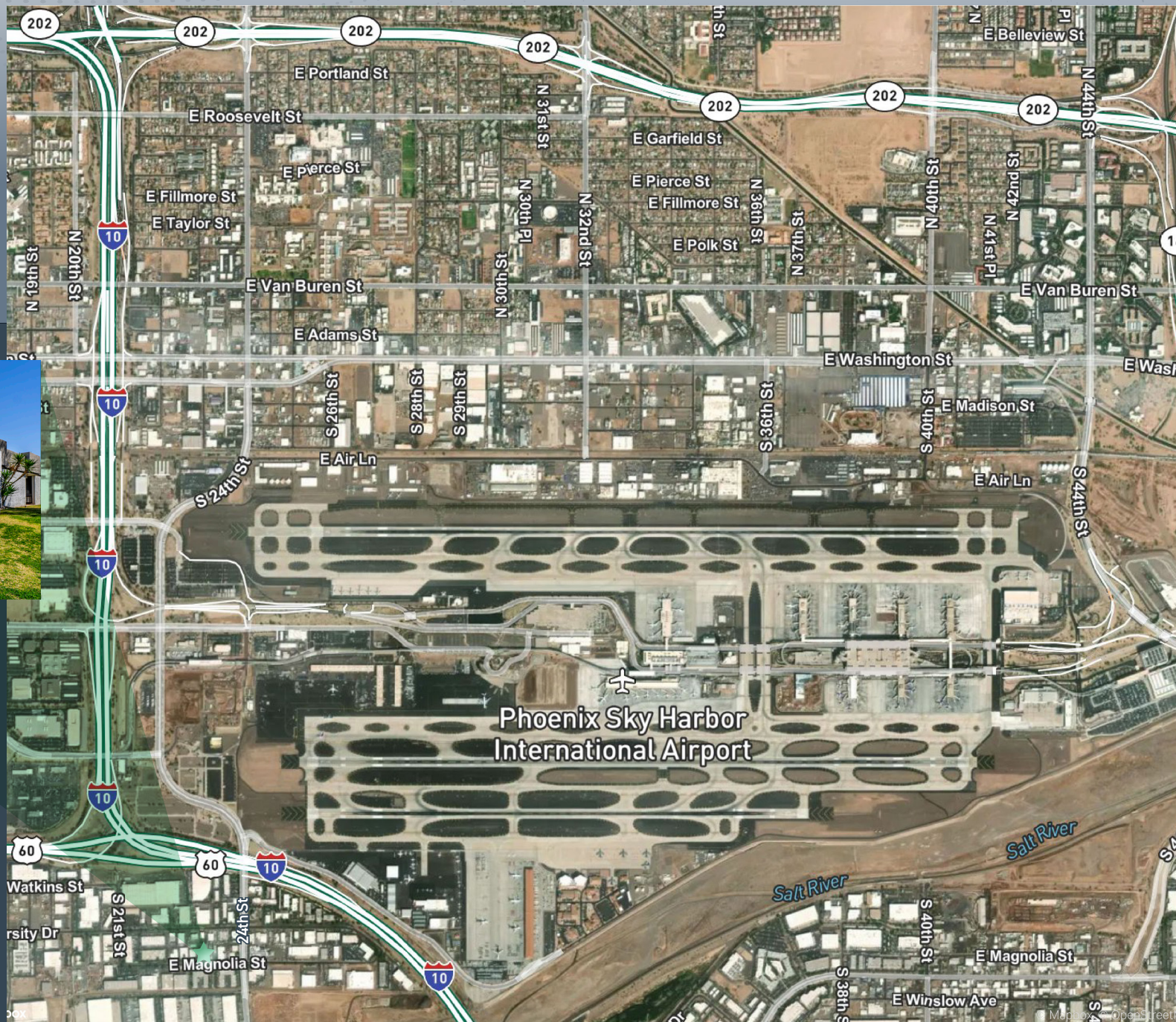


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