

# ±101,524 SF INDUSTRIAL PROPERTY FOR SALE

1911 N 22ND AVE  
PHOENIX, AZ 85009

PRICE REDUCED!



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# OFFERING DETAILS

<b>PROPERTY TYPE</b>	Industrial
<b>SALE PRICE</b>	<del>\$15,228,600 (\$150/SF)</del> \$13,705,740 (\$135/SF)
<b>BUILDING SIZE</b>	±101,524 SF
<b>LOT SIZE</b>	±3.477 AC
<b>AVAILABLE SIZE</b>	±101,524 SF
<b>PARCELS</b>	110-51-016A, 110-51-024, 110-51-012A
<b>ZONING</b>	A-2 Industrial District, City of Phoenix



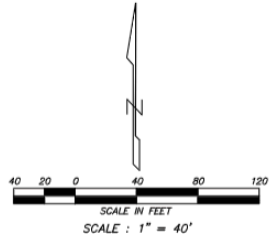


# PROPERTY HIGHLIGHTS

- ±10,000 SF of office space
- 17 EVAP units on the property (most replaced from 2017 - 2019)
- 3 AC units in the northern office
- Complete tear off and replacement of all warehouse roofs in 2017, 2018, and 2019
- Clear height inside warehouses: 16'0" - 16' 6"
- Fenced gated yard at NE corner of property, that includes 2 bays, with 2 vehicle lifts, and pneumatic lines
- Great Central Phoenix location
- Five (5) loading doors, both ramps and dock high on the 22nd Ave side of the building
- In very close proximity to rail, I-10, I-17, SR-51, SR-101, SR-202, U.S. 60
- Long-term month-to-month tenant in place
- Backup propane generator in place for the northern office
- Power: 2700 Amps, 3 Phase, 4 Wire, 120/240V Delta System
- Year Built: 1956 (per Maricopa County Assessor)
- Type of Construction: Mixed
- Access to Rail: Existing BNSF Rail Line runs down the east side of the property; an engineering study needs to be conducted to add a spur along the eastern side of the premises
- Fire Sprinklers: The 4 warehouse buildings have fire sprinklers, the northern office building does not



# PROPERTY SURVEY



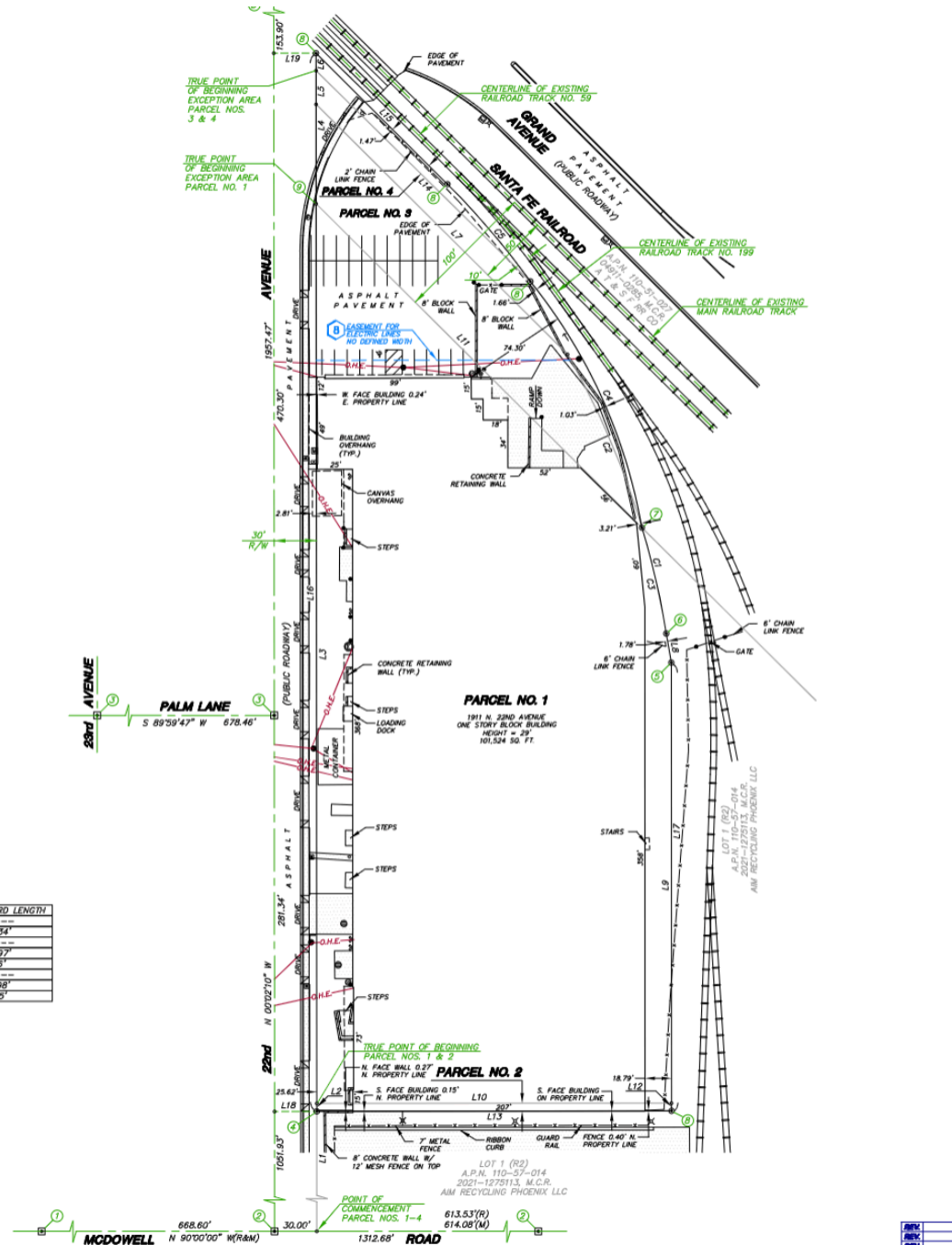
## LEGEND

- Property Corner (See Monument Table)
- Property Line
- Find Survey Monument (See Monument Table)
- (R) See Reference Documents (See Monument Table)
- (M) Measured
- (S) Schedule "S" Item
- 24 inch Vertical Curb & Gutter
- 6 inch Concrete Curb
- Indicates Driveway (means of access)
- Concrete Surface
- Railroad Tracks
- Fence
- Wall
- Overhead Electric Line
- Down Guy Wire
- Drywell Or Catch Basin
- Electric Box
- Electric Meter
- Fiber Optics Vault
- Gas Stub
- Guard Post or Gate Post
- Light Pole
- Mail Box
- Metal Grate
- Power Pole
- Propane Tank
- Sewer Clean Out
- Sprinkler Hook-Up (fire department)
- Water Meter
- Railroad Gate Arm

MONUMENT TABLE	
①	S 1/4 COR. SEC. 36 - FND CHISELED "X" IN CONCRETE AS SHOWN ON (R2 & R5)
②	FND BRASS CAP FLUSH
③	FND BRASS CAP IN HANDHOLE
④	FND PK NAIL & WASHER L.S. 42137 PER (R3)
⑤	FND 5/8" REBAR W/LEGIBLE CAP - SET TAG L.S. 31020
⑥	FND BENT 1/2" REBAR NO I.D. - STRAIGHTENED & SET CAP L.S. 31020
⑦	FND 1/2" REBAR W/CAP L.S. 21081 S. 16'31"19" E. 0.55' - DID NOT DOUBLE MONUMENT
⑧	SET 1/2" REBAR W/CAP L.S. 31020
⑨	FND PK NAIL & WASHER L.S. 42014

LINE	BEARING	DISTANCE
L1	N 00°02'10" W	1051.98'
L2(R)	N 00°02'00" W	1.24'
L2(M)	N 00°02'00" W	1.44'
L3(R)	N 00°02'00" W	643.60'
L3(M)	N 00°02'10" W	643.20'
L4(R)	S 00°02'00" E	70.60'
L4(M)	N 00°02'10" W	70.56'
L5	N 00°02'10" W	23.98'
L6	N 00°02'10" W	12.41'
L7(R)	S 45°07'00" E	251.67'
L7(M)	S 45°08'11" E	251.67'
L8(R)	S 09°14'00" E	31.53'
L8(M)	S 09°48'45" E	20.87'
L9(R)	S 00°01'00" E	317.11'
L9(M)	S 00°01'10" E	317.13'
L10(R)	S 89°58'00" W	251.74'
L10(M)	S 89°57'50" W	251.74'
L11(R)	S 45°07'00" E	326.04'
L11(M)	S 45°07'00" E	± 315'
L12(M)	S 45°08'31" E	326.14'
L13(R)	S 00°02'00" E	1.24'
L13(M)	S 00°01'10" E	1.24'
L14(R)	S 89°58'00" W	251.74'
L14(M)	S 89°55'02" W	251.74'
L14(R)	S 45°01'30" E	± 220'
L14(M)	S 45°26'55" E	213.40'
L15	N 45°03'41" W	131.71'
L16	N 00°02'10" W	251.67'
L17	S 00°01'10" E	318.37'
L18	S 89°55'02" W	30.00'
L19	S 89°57'50" W	30.00'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1(R)	588.81'	311.03'	20°34'42"	S 19°28'13" E	210.34'
C1(M)	588.81'	311.48'	20°34'42"	S 19°28'13" E	210.34'
C2(R)	588.81'	134.41'	13°04'46"	S 23°13'58" E	133.97'
C2(M)	588.81'	134.26'	13°03'52"	S 23°13'58" E	133.97'
C3	588.81'	77.22'	7°30'20"	S 12°26'17" E	77.18'
C4(R)	± 185'	± 185'	± 185'	± 185'	± 185'
C4(M)	381.55'	194.06'	29°08'29"	S 24°21'24" E	191.98'
C5	568.26'	90.85'	9°09'18"	N 40°25'54" W	90.75'



ALTA / N.S.P.S. LAND TITLE SURVEY





# BUILDING PHOTOS



1911



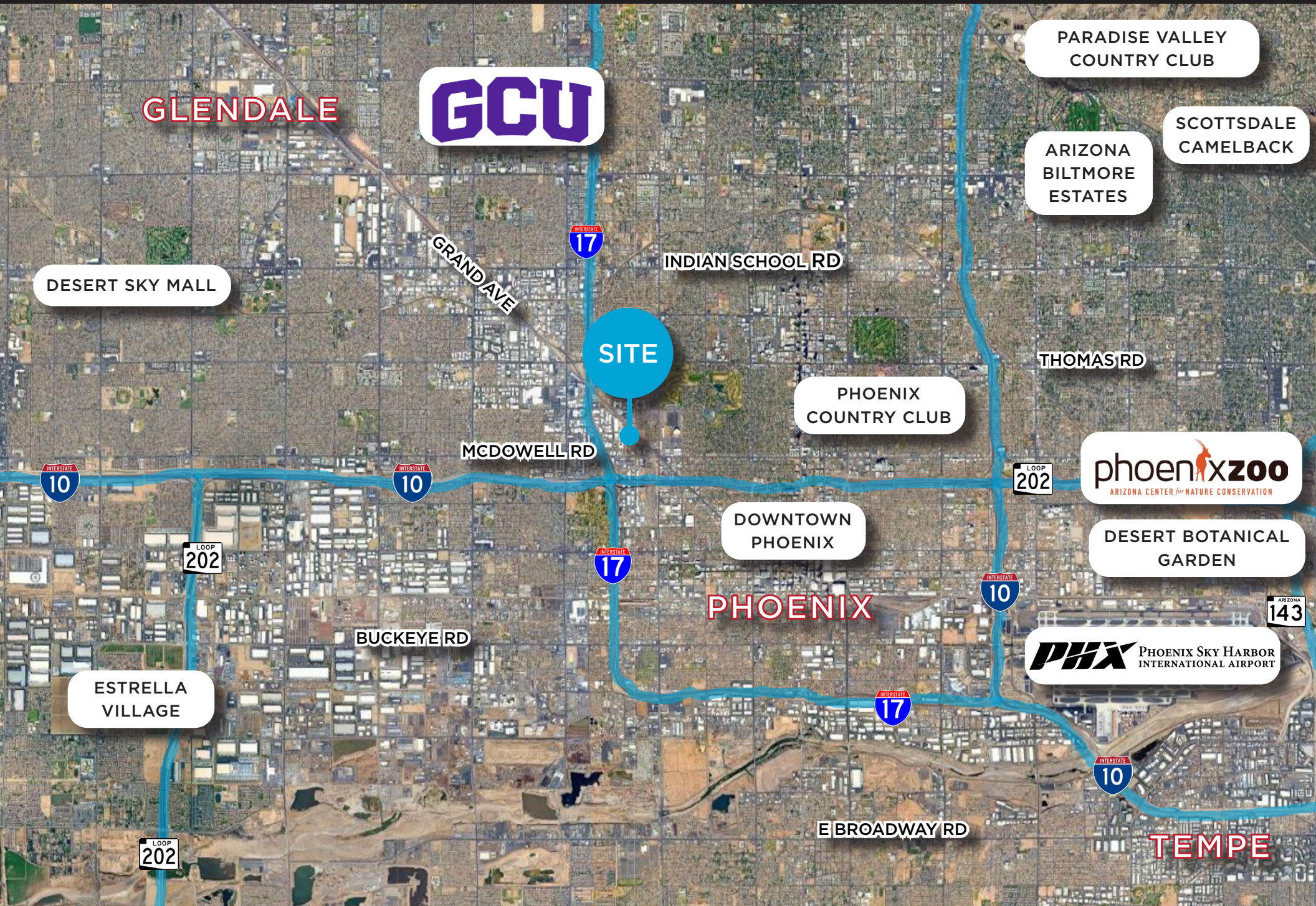


# PROPERTY PHOTOS





# AERIAL OVERVIEW



GLENDALE

**GCU**

PARADISE VALLEY  
COUNTRY CLUB

SCOTTSDALE  
CAMELBACK

ARIZONA  
BILTMORE  
ESTATES

DESERT SKY MALL

GRAND AVE



INDIAN SCHOOL RD

SITE

PHOENIX  
COUNTRY CLUB

THOMAS RD



MCDOWELL RD



DOWNTOWN  
PHOENIX

phoenixzoo  
ARIZONA CENTER for NATURE CONSERVATION

DESERT BOTANICAL  
GARDEN



BUCKEYE RD

ESTRELLA  
VILLAGE

PHOENIX



PHX PHOENIX SKY HARBOR  
INTERNATIONAL AIRPORT



E BROADWAY RD



TEMPE



# AERIAL OVERVIEW



GRAND AVE



GOODYEAR Chevron Denny's  
QT QuikTrip Arby's McDonald's Jack in the box  
NAPA Carl's Jr.

SPROUTS FARMERS MARKET

THOMAS RD

ENCANTO GOLF COURSE



ARIZONA STATE FAIRGROUNDS

PHOENIX ART MUSEUM

SITE

AT & SF RR

GRAND AVE

MCDOWELL RD



Pep Boys  
CIRCLE K  
FOOD CITY

ROOSEVELT ST

DOWNTOWN PHOENIX



AT & SF RR

TACO BELL McDonald's DOLLAR GENERAL  
BURGER KING FAMILY DOLLAR  
WELLS FARGO  
O'Reilly AUTO PARTS AutoZone

CHASE Jack in the box  
DOLLAR GENERAL



# DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILES	5 MILES
<b>2024</b>	56,645	401,449	1,297,283
<b>2029</b>	61,245	434,630	1,404,661



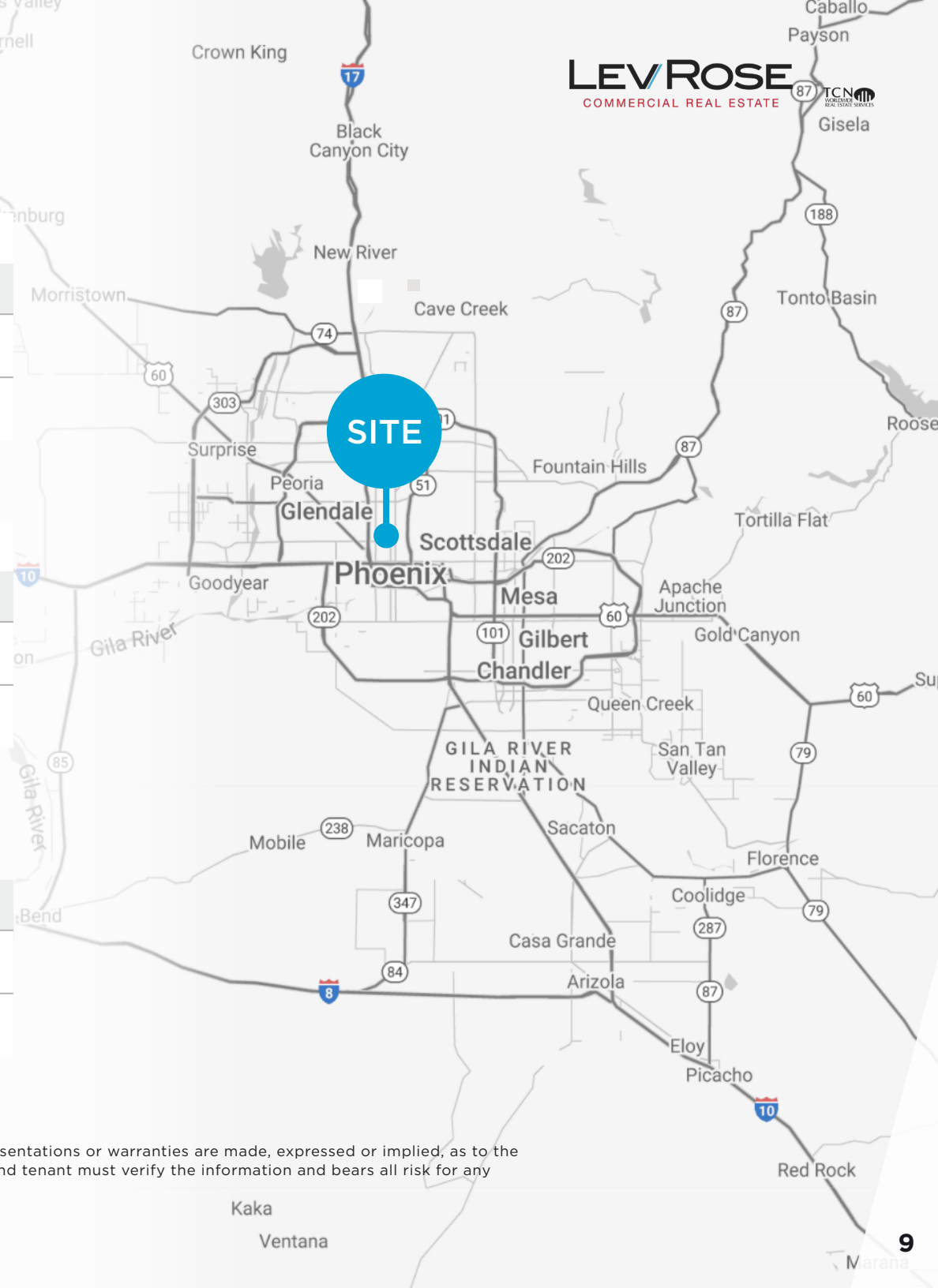
## HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
<b>2024</b>	21,693	144,796	454,628
<b>2029</b>	23,572	157,607	493,705



## HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
<b>AVERAGE</b>	\$75,383	\$71,713	\$80,962
<b>MEDIAN</b>	\$50,865	\$51,959	\$59,615



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.



# PHOENIX CITY OVERVIEW



**1.6M +**  
TOTAL POPULATION



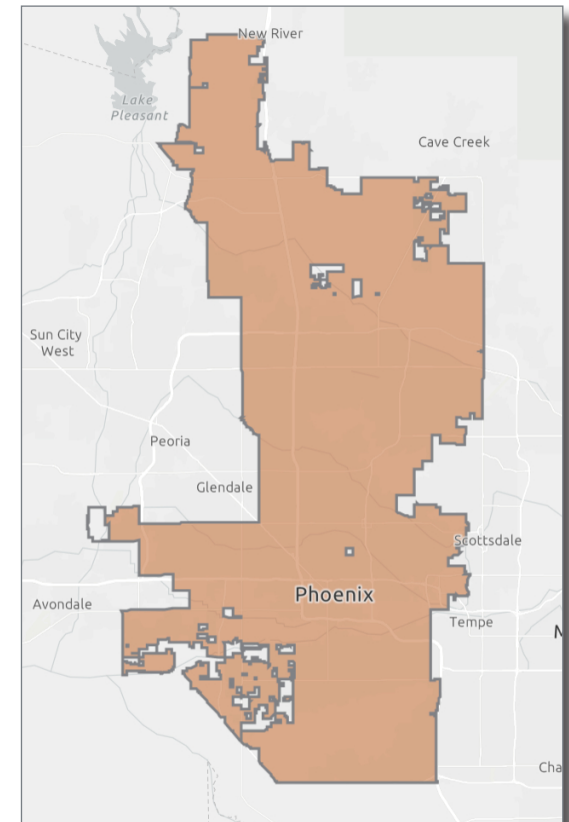
**\$70K +**  
AVG HH INCOME

## GROWING POPULATION

The City of Phoenix is a fast-paced and dynamic city with a welcoming attitude towards its residents and businesses. Phoenix is the 5th largest city in the United States, and currently houses more than 1.6M residents with the median age being 34 years old. The population grew 11.2% in between 2010-2020, and the city is still seeing businesses and families alike relocating to the city. Phoenix has plenty to offer its residents and visitors, including more than 185 golf courses, 10 luxurious resorts, the finest dining in the state, and more than 50 miles of hiking, biking, and horseback riding trails.

## BUSINESS IN PHOENIX

There are currently close to 50,000 businesses in Phoenix and over 750,000 employees. Entertainment, travel, and apparel are the most popular business sectors residents spend their income on. Phoenix is home to corporate headquarters of five Fortune 500 companies: Avnet, Freeport-McMoRan, Republic Services, Magellan Health and Sprouts Farmers Market (2021).





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