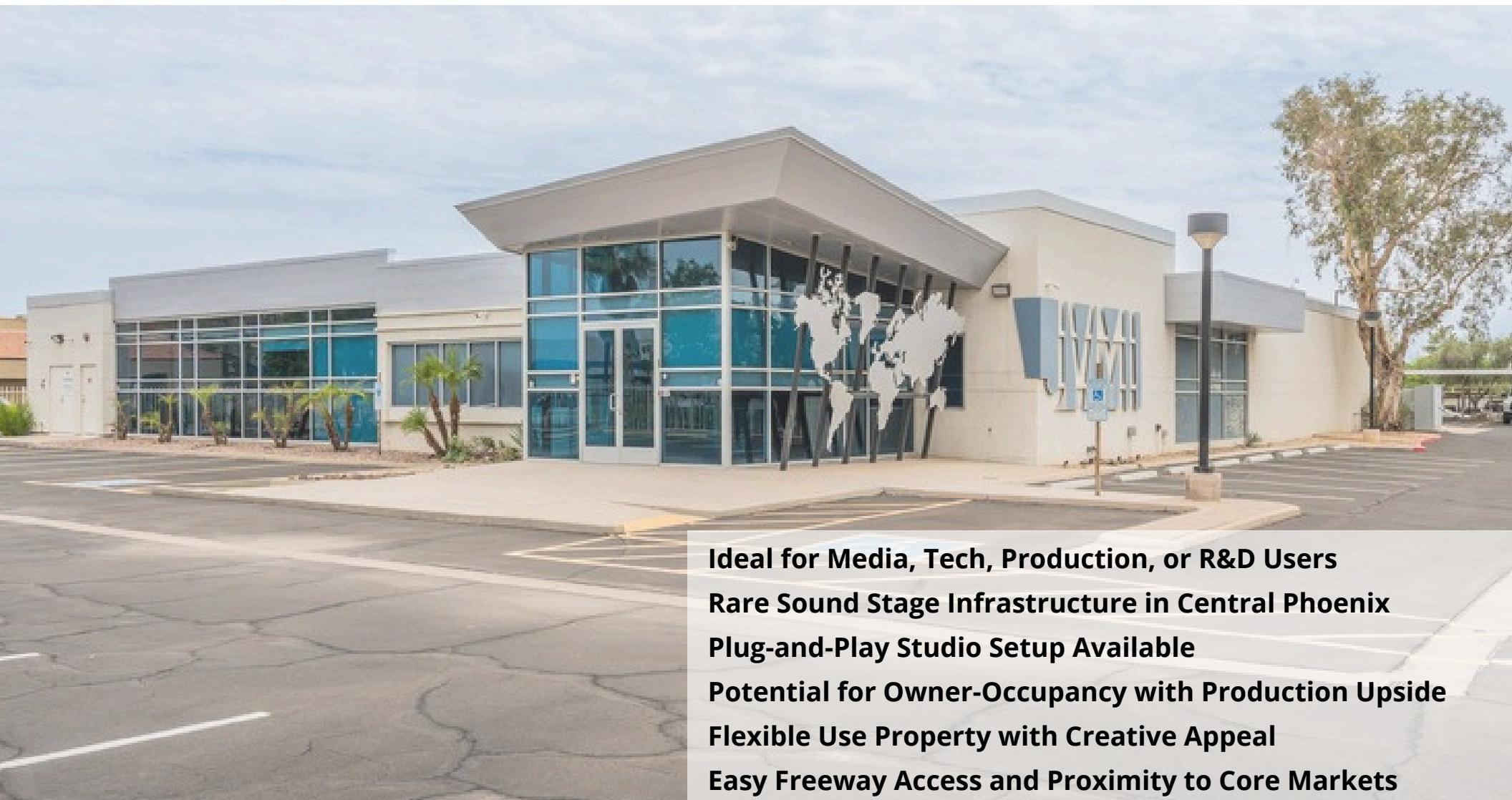




MHG Commercial
Where business meets **BOLD**
1702 E McNair Drive
Tempe, AZ 85283 | United States
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Flex Office & Production Studio

2235 W Alice Ave | Phoenix, AZ 85021



Ideal for Media, Tech, Production, or R&D Users
Rare Sound Stage Infrastructure in Central Phoenix
Plug-and-Play Studio Setup Available
Potential for Owner-Occupancy with Production Upside
Flexible Use Property with Creative Appeal
Easy Freeway Access and Proximity to Core Markets



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\$3,500,000

Property website

CLICK HERE

Property Highlights

- ±14,004 SF Freestanding Building
- ±3,600 SF Sound Stage
- Audio Recording Studio | Editing Suites | Computer/Server Room
- Fiber Equipped | T1 Ready
- Full Kitchen & Green Room
- Gated Lot | Secure Parking
- Owner/User or Investment Opportunity
- Zoned Industrial Park
- SRP Power IN Building: 1600AMPS, 208v SES
- Roof Foam RE Coat- September 2022
- York Chiller Unit and (2) Trane RTU (Studio)



This well-maintained flex industrial property offers a unique opportunity for owner-users seeking a versatile facility in Central Phoenix. Currently operating as a full-scale High Definition (1080i) production studio, the property is well-suited for a variety of uses including general warehouse, flex industrial, research and development, or creative production space.

The building features ±14,000 square feet of space, including a ±3,600 SF sound stage, audio recording studio, editing suites, computer/server room, green room, general offices, a full kitchen, and secure gated parking. It is equipped with fiber connectivity, is T1-ready, and features a durable foam roof. The layout is ideal for a wide range of production, creative, or light industrial users looking for a turnkey or easily adaptable facility.

Optional Equipment Package

All existing production studio equipment is available and can be included via a separate bill of sale, providing a rare opportunity for a seamless transition for any media or content creation companies seeking plug-and-play functionality.



Location Overview

Strategic Central Phoenix Location with Excellent Access



Located just south of W Northern Ave and west of N 23rd Ave, the property sits in a convenient central location within Phoenix's well-established industrial and creative corridor. This area offers proximity to major transportation routes including I-17, Loop 101, and Grand Ave, providing easy access across the Valley.

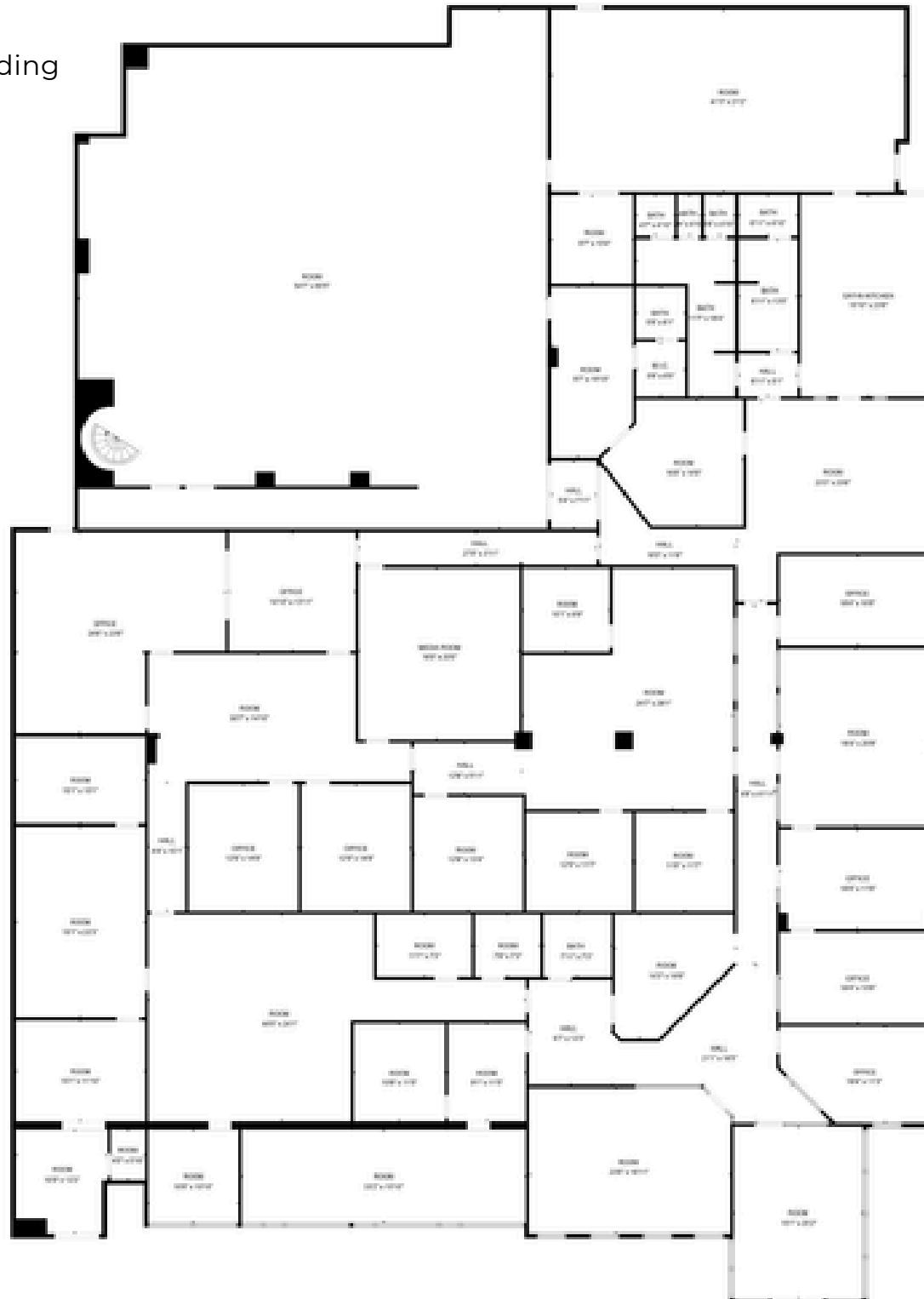
This emerging creative-industrial area has attracted increasing attention from production companies, artisans, and tech-forward businesses due to its affordability, infrastructure, and central location.

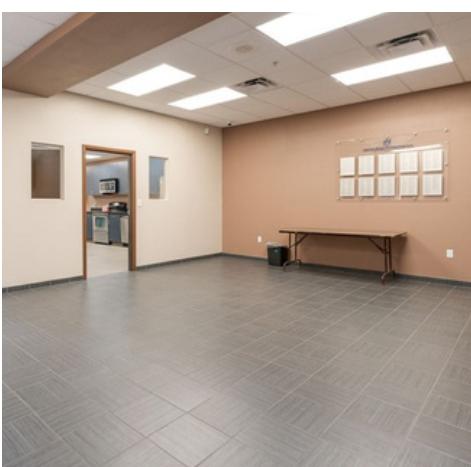
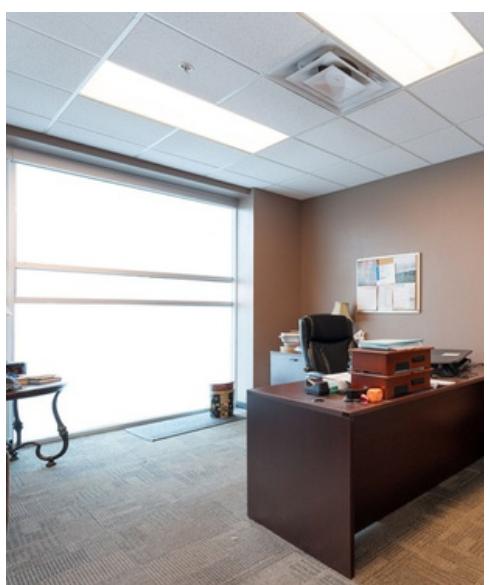
The surrounding neighborhood includes a diverse mix of industrial, media, nonprofit, and small business users. Notable nearby businesses include:

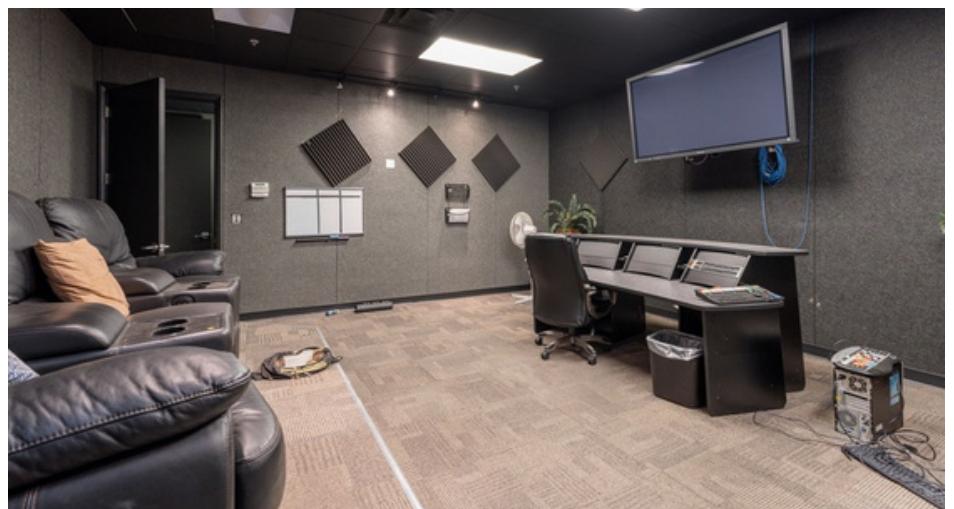
- Goodwill of Central & Northern Arizona HQ
- Spectrum Video & Film
- Honeywell Aerospace (Deer Valley Campus nearby)
- John C. Lincoln Medical Center (HonorHealth)
- Local news broadcast studios & content creators
- Multiple small-batch manufacturing and R&D businesses

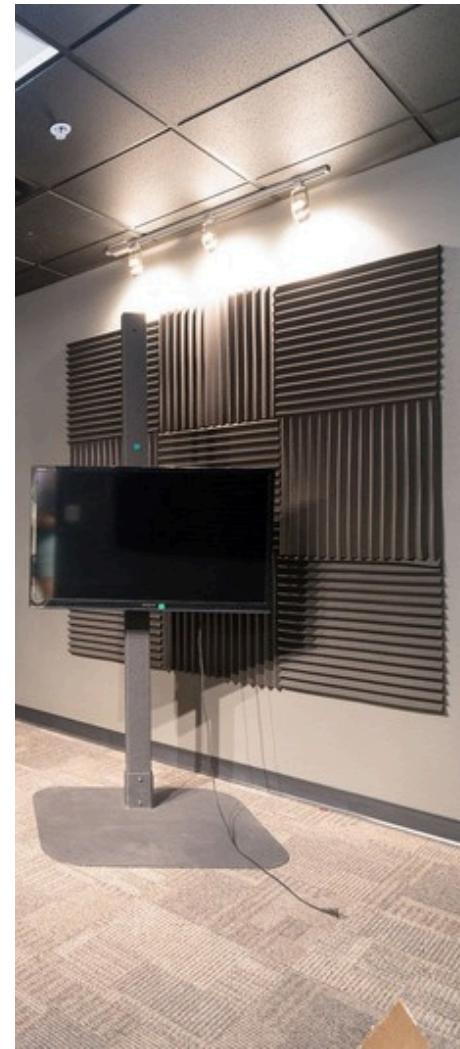
Floor Plan

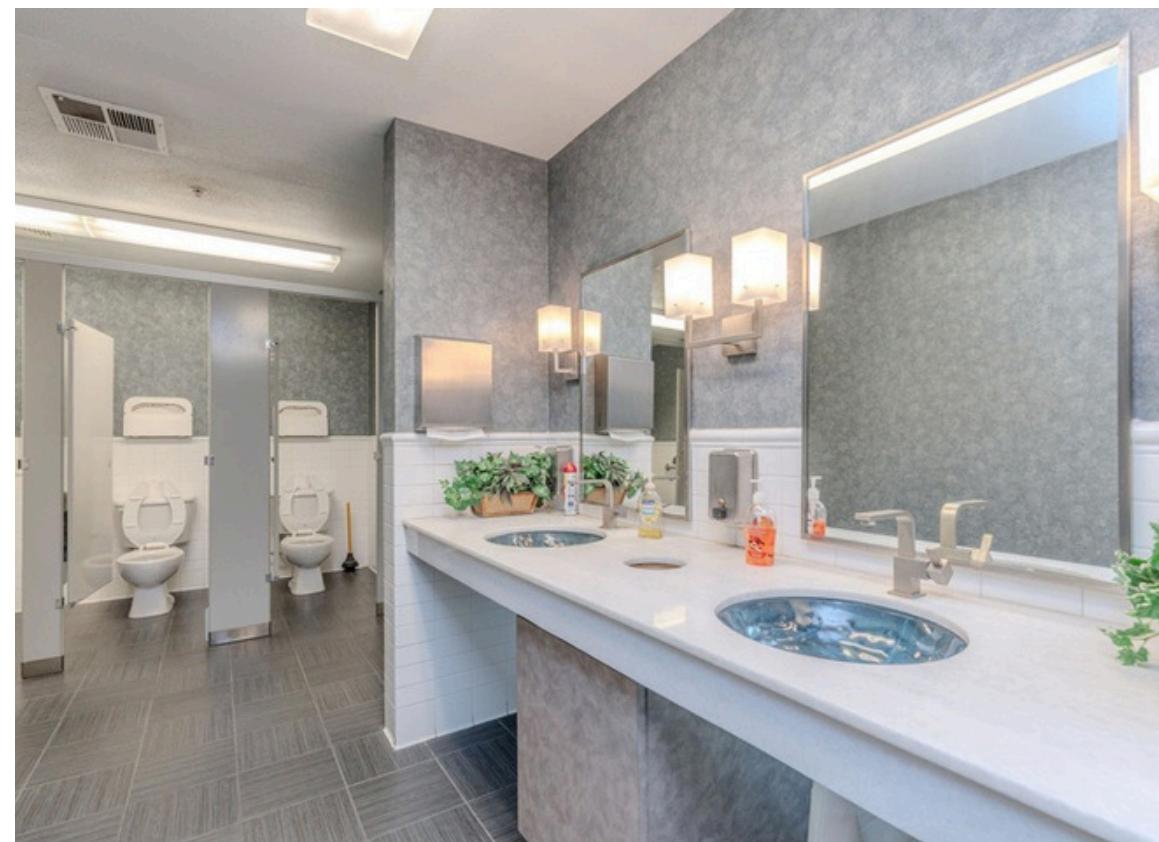
±14,004 SF Freestanding Building
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MHG Commercial builds strong partnerships based on trust and integrity. They prioritize relationships with their residential agent partnerships, community leaders, clients, and referrals. Their commitment to these relationships allows them to expand their knowledge and make a positive impact on the local community.

Overall, MHG Commercial is known for its experienced professionals, transparent and informed approach, and dedication to client satisfaction. Their diverse expertise, collaborative experience, and commitment to building relationships make them a reliable partner for commercial real estate needs in Arizona.

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