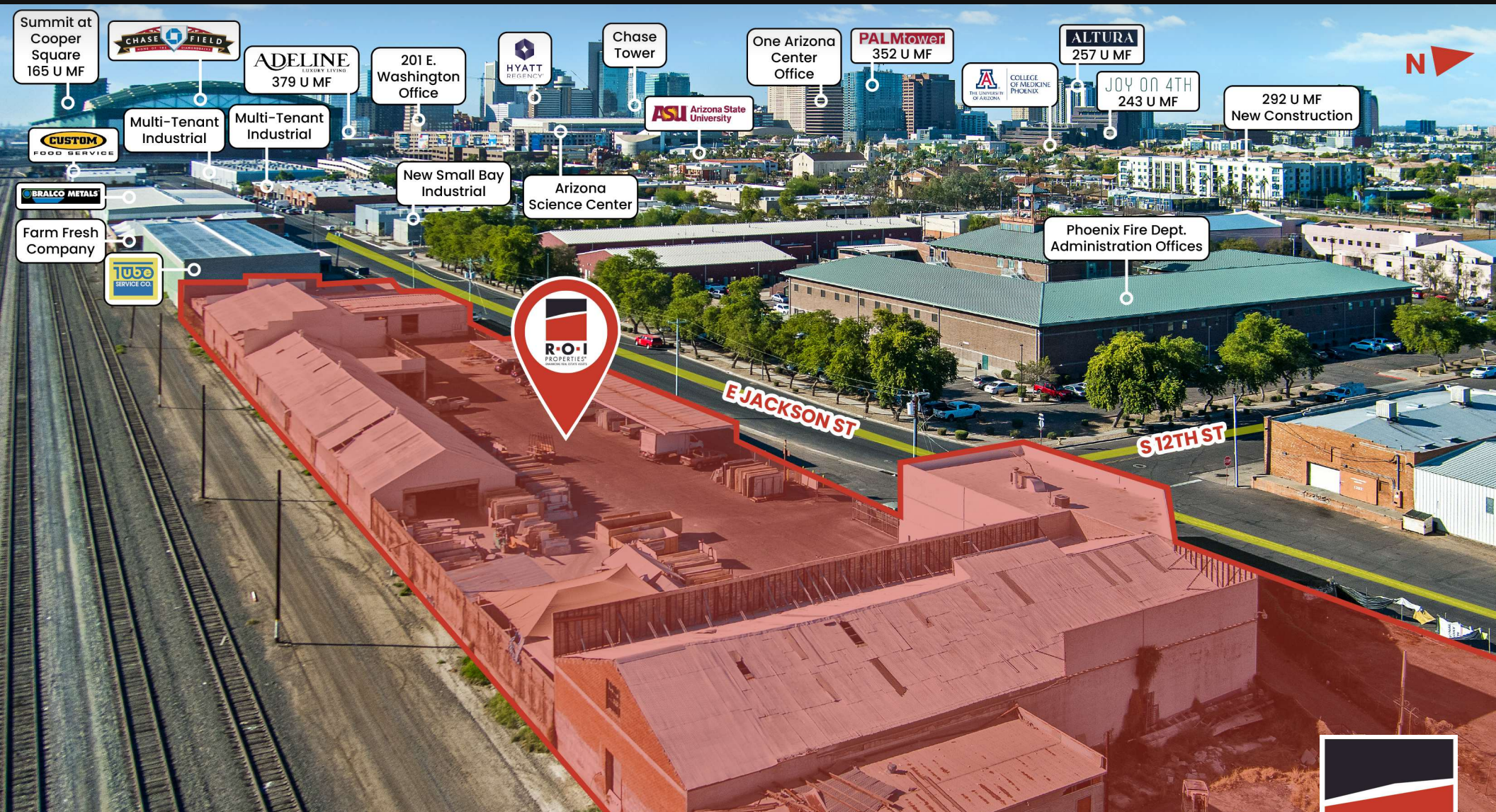


34,675 SF INDUSTRIAL BLDG SITUATED ON 2.13 AC (A-2) NEAR DTPHX

1109 E JACKSON ST & 216 S 14TH STREET | PHOENIX, AZ 85034



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CEO - Designated Broker
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Jake Vice
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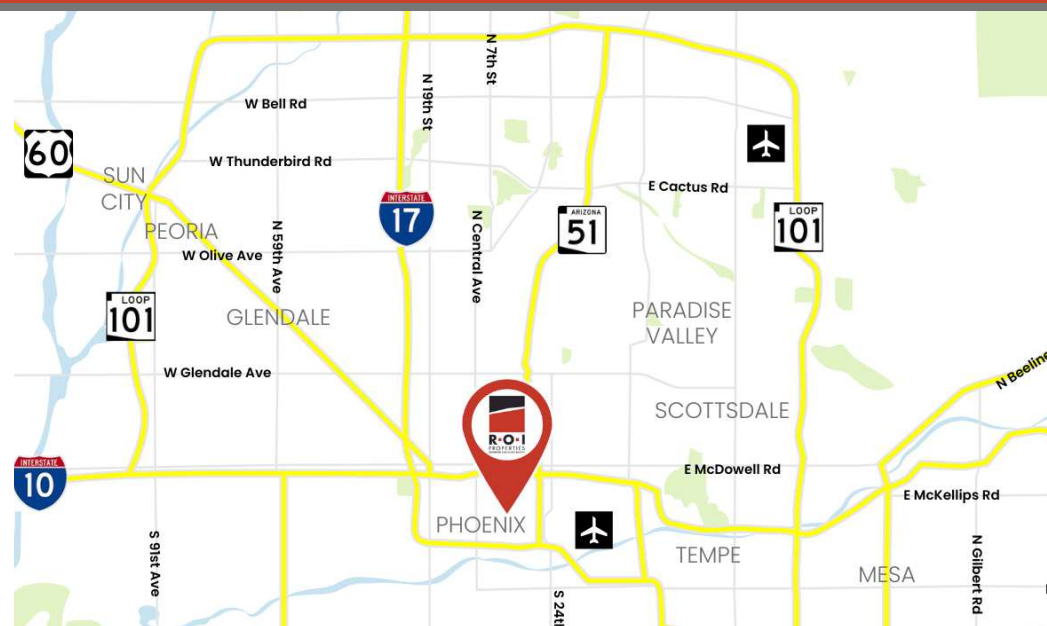
Tommy Moore
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3333 E Camelback Rd, Ste 252
Phoenix, AZ 85018
www.roiproperties.com



WELL-LOCATED INDUSTRIAL PROPERTY ADJACENT TO DOWNTOWN PHOENIX

1109 E JACKSON ST & 216 S 14TH ST , PHOENIX, AZ
FOR SALE



OFFERING SUMMARY

Sale Price:	\$3,150,000
Bldg Size:	34,675 SF (\$91 PSF)
Land Size:	2.13 AC (\$34 PSF)
Zoning:	A-2 (Heavy Industrial)
APN's:	116-44-086A, 116-44-086B, 116-49-043

PROPERTY OVERVIEW

The property presents an excellent opportunity for both owner-users and redevelopers. The improvements consist of 34,675 SF across three buildings, situated on three parcels (2.13 AC) zoned for heavy industrial (A-2) uses and development. The property is located just east of Downtown Phoenix, between Chase Field and the I-10, and is within an Opportunity Zone (Census Tract 04013114000). Please contact the broker for additional details and touring.

PROPERTY HIGHLIGHTS

- Light Industrial Property Situated on 2.13 Acres (A-2) Adjacent to Downtown Phoenix
- Owner-User or Redevelopment Opportunity, Located within an Opportunity Zone (Census Tract 04013114000)
- Survey and Environmental Reports Recently Performed

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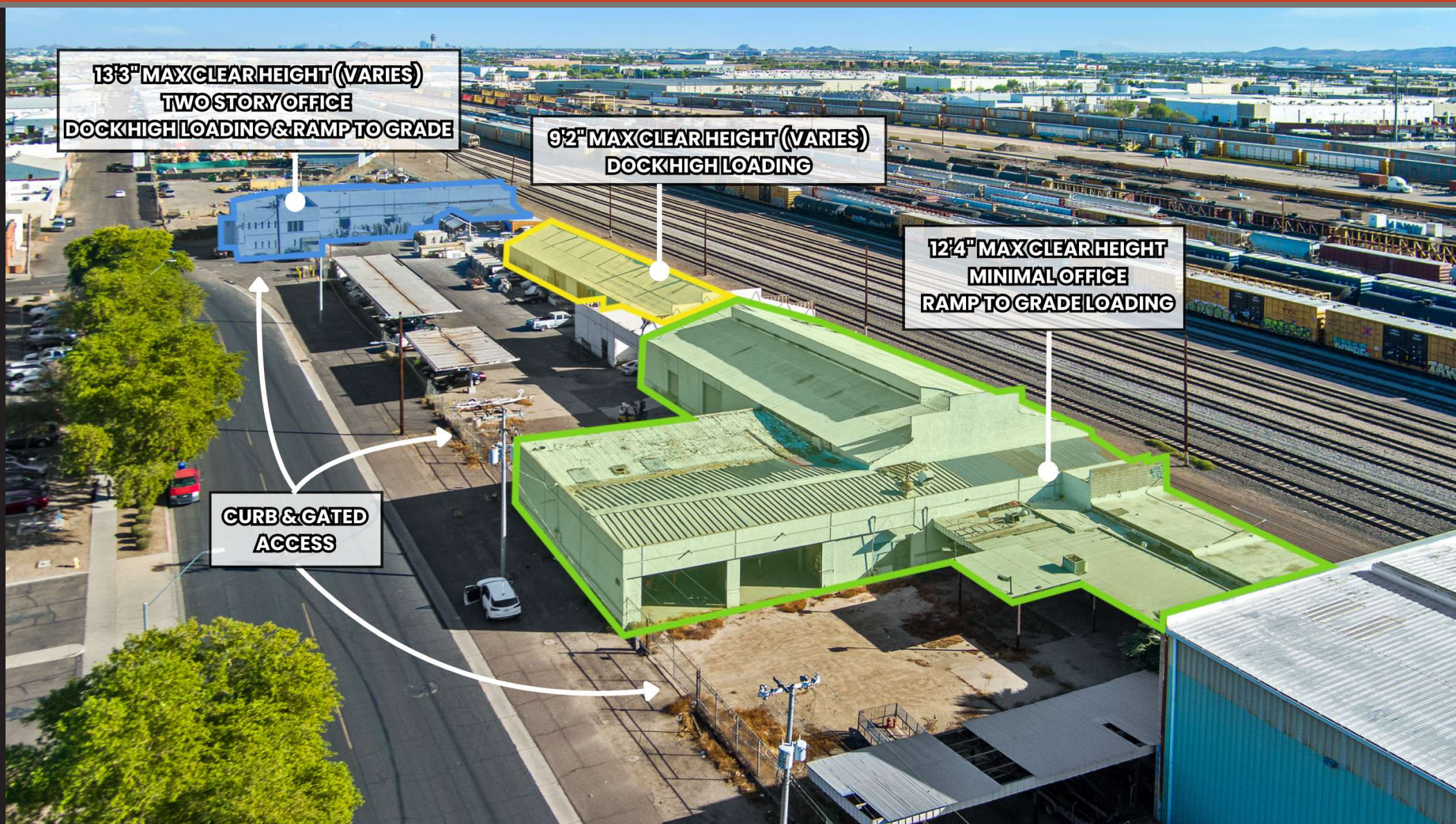
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VERSATILE PROPERTY WITH LIGHT INDUSTRIAL ZONING A-2

1109 E JACKSON ST & 216 S 14TH ST , PHOENIX, AZ

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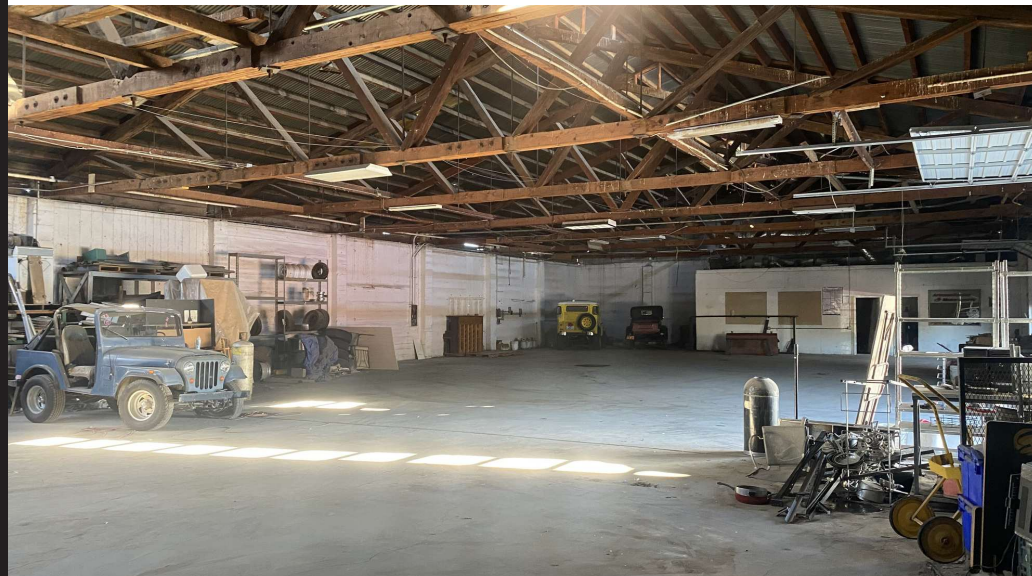
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THREE BUILDINGS SITUATED ACROSS 2.13 AC WITH EASY ACCESS

1109 E JACKSON ST & 216 S 14TH ST , PHOENIX, AZ

FOR SALE



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INDUSTRIAL OWNER USER OR REDEVELOPMENT OPPORTUNITY ADJACENT TO DTPHX

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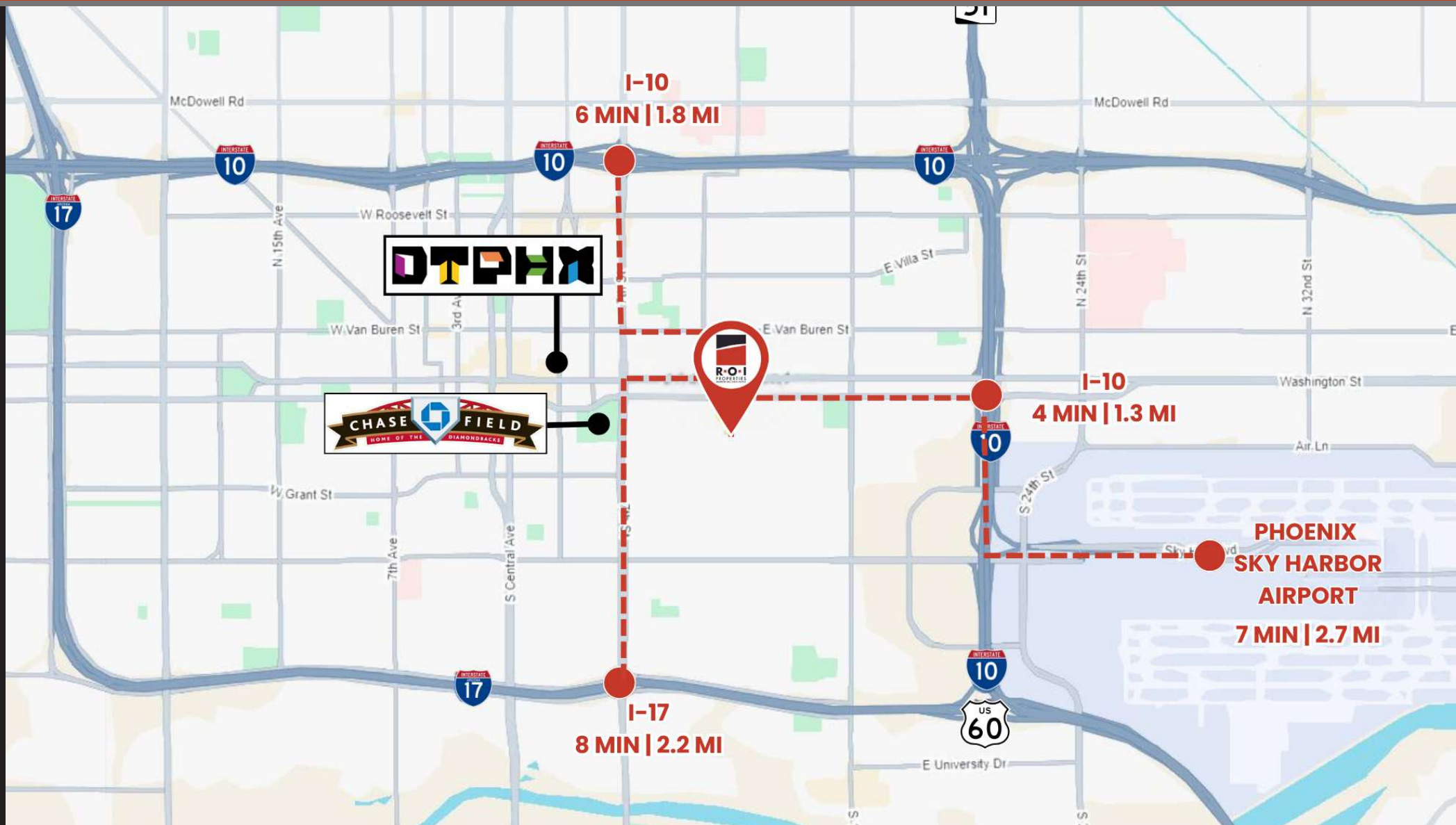
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CONVENIENT ACCESS TO SKY HARBOR, I-10 & I-17

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