

FOR SALE OR LEASE

±11,520 SF Owner/User Investment Opportunity
236 N 48th Ave | Phoenix, AZ 85017



Property Highlight

- ±11,520 SF on ±.73 AC
- 4,200 SF Class A Office
- ±14' Clear Height
- Grade Level Door (7'w x 9'h)
- Dock Doors: 1
- A-1 City of Phoenix Zoning
- Year Built: 1979
- Masonry Construction
- Fire Sprinklers
- Power: 600a/277-480V 3p 4w
- Column Spacing: 30'x30'
- Parking: 14 stalls

- **SALE PRICE: Inquire**
- **LEASE RATE: Inquire**
- **IDEAL OWNER/USER BUILDING**
- **TURN-KEY, MOVE-IN READY SPACE UPON CLOSING**



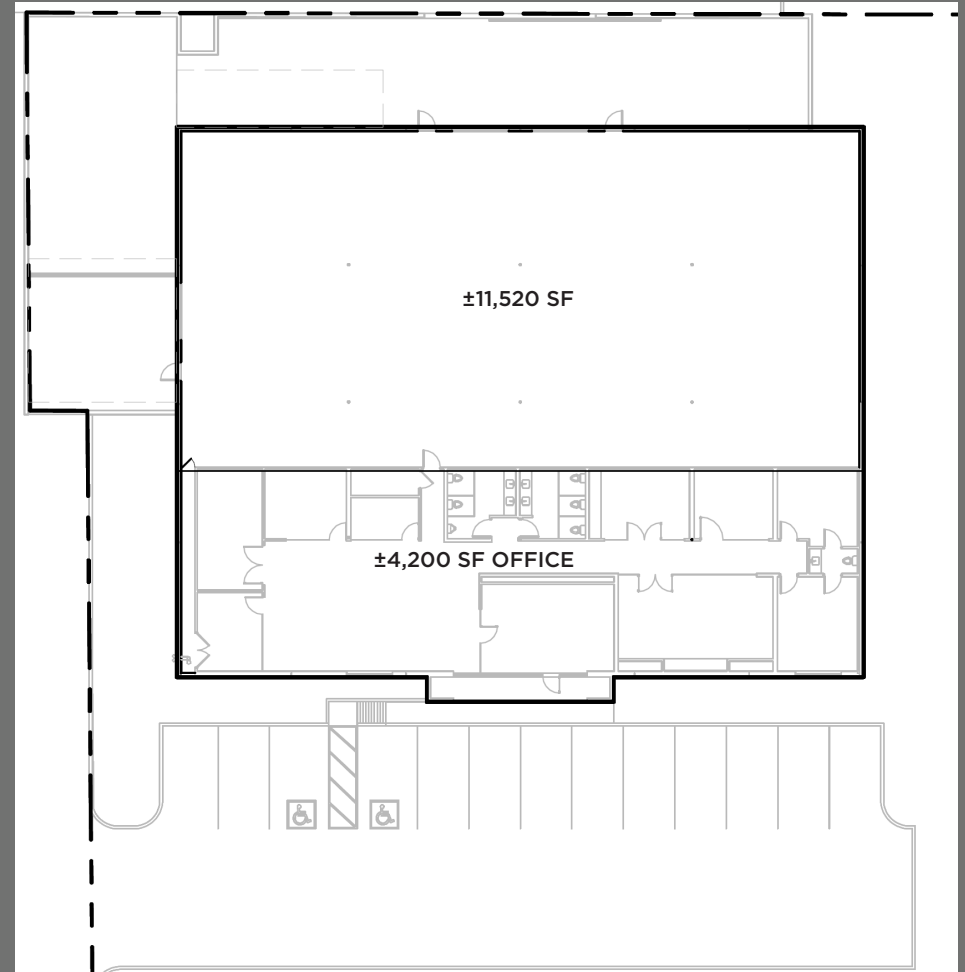
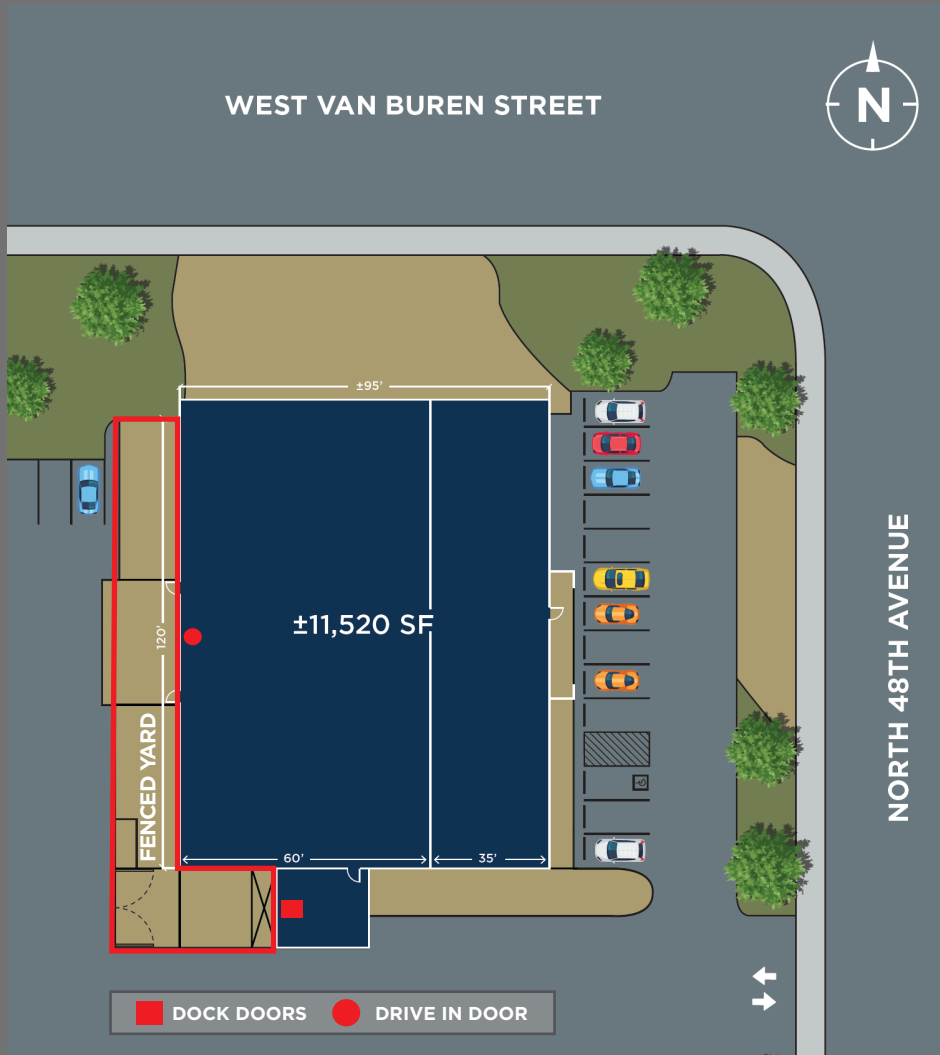
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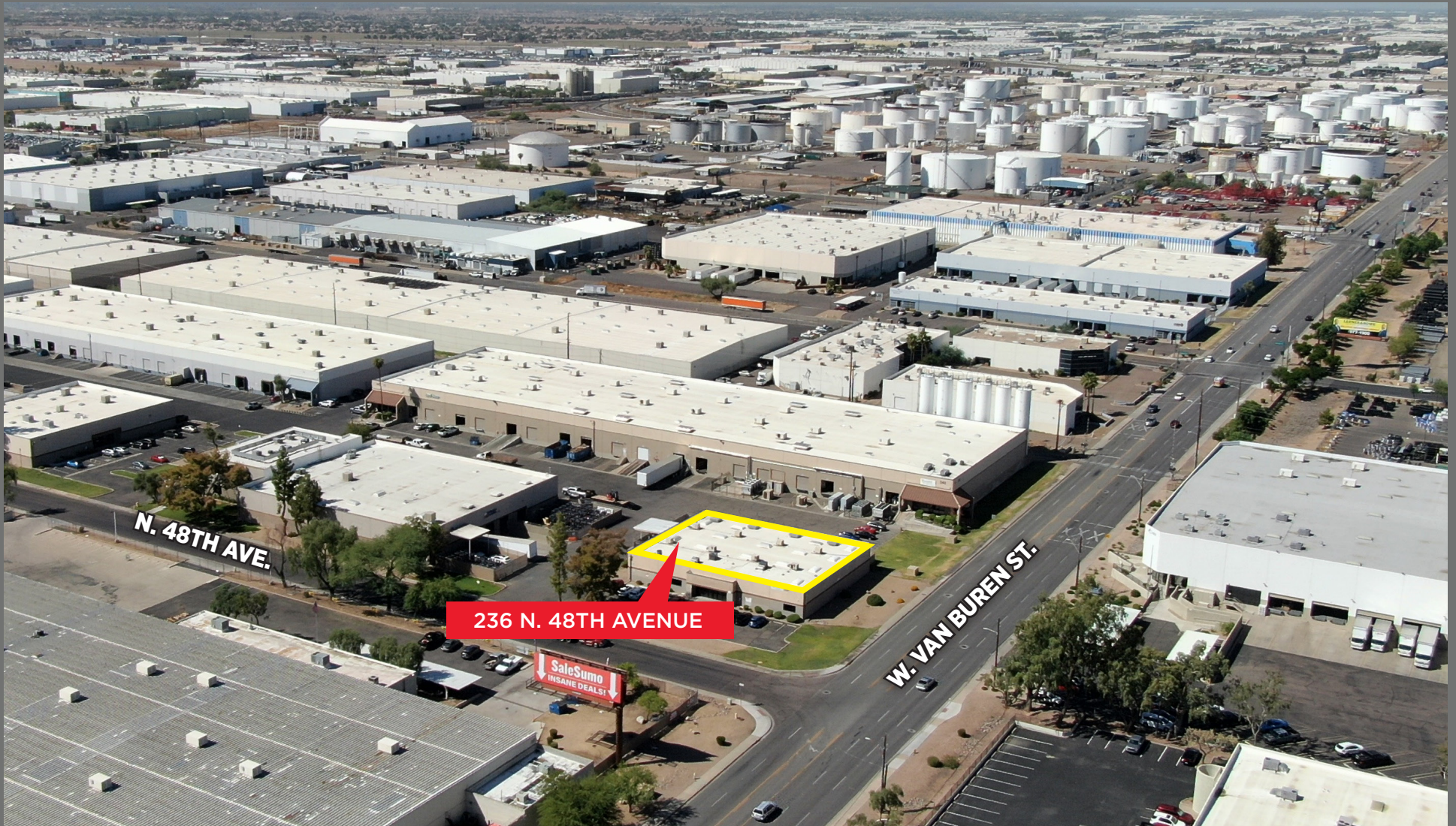
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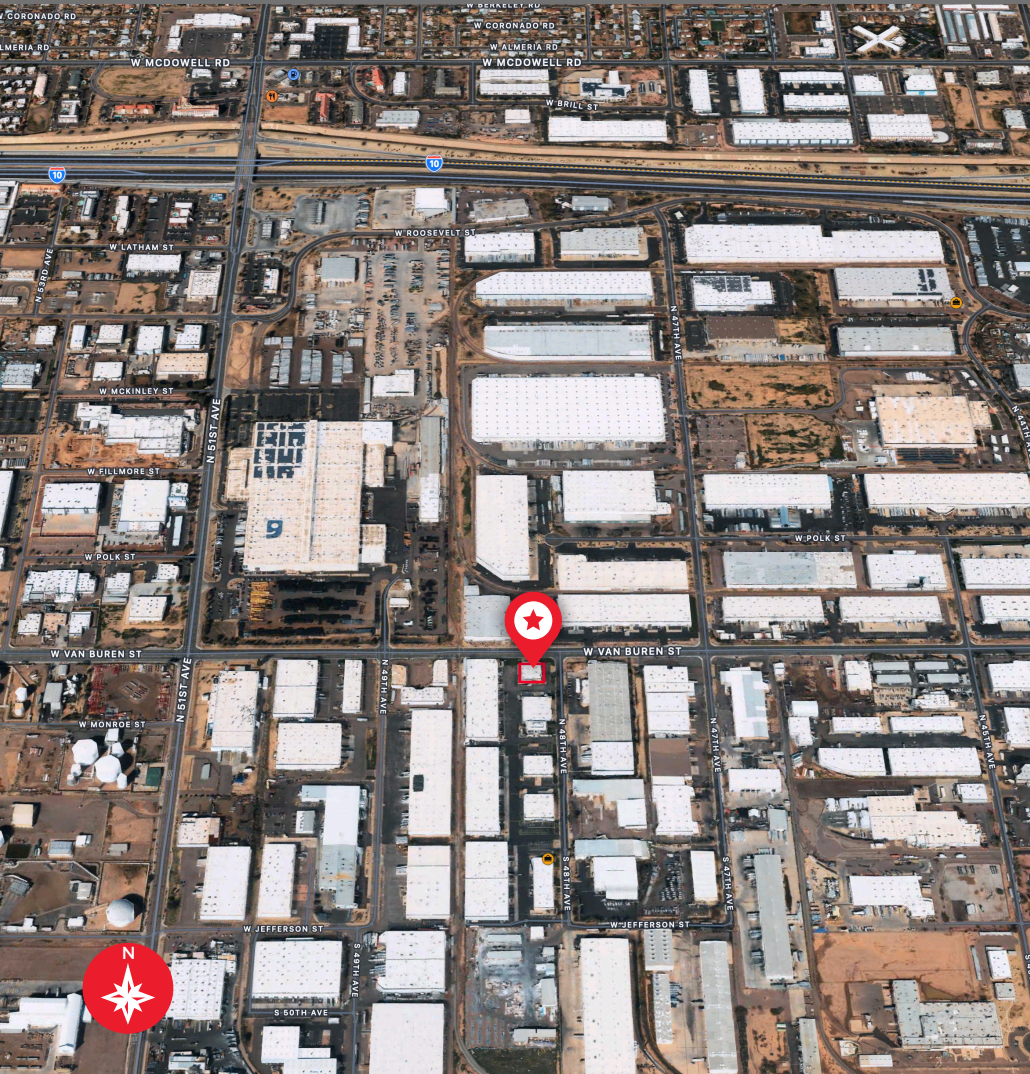
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CONFERENCE ROOM



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