±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



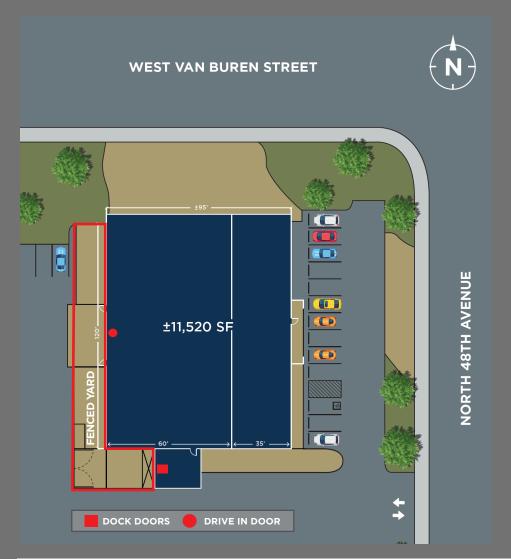
Director +1 949 981 7725 nik.vallens@cushwake.com

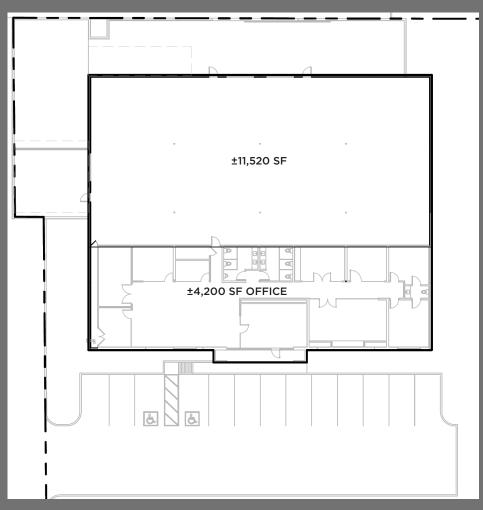
#### **Gary Anderson**

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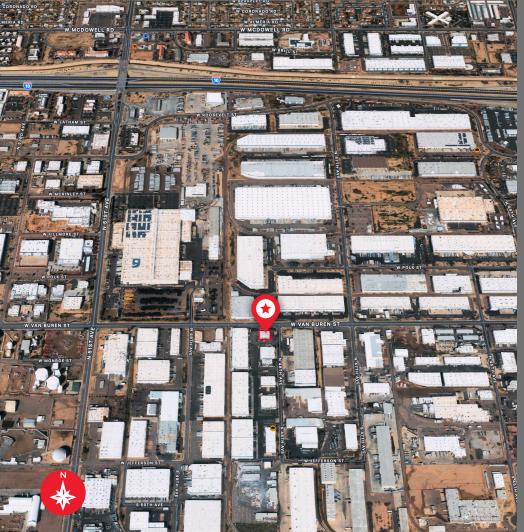


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