

KITCHENS • BATHS **WHOLESALE** WHOLESALE CABINETS
WINDOW & DOOR INC.

FOR SALE: ±7,861 SF

1532 E. INDIANOLA AVENUE
PHOENIX, AZ



**CUSHMAN &
WAKEFIELD**

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PROPERTY FEATURES

Nestled in the heart of Phoenix, this rare industrial opportunity offers prime positioning in one of the city's most sought-after infill locations—where industrial listings are few and far between. Situated on a ± 0.77 -acre lot, the property features three versatile masonry buildings totaling $\pm 7,861$ SF, ideal for manufacturing, distribution, or service operations. The main building spans $\pm 4,640$ SF (60% Office), complemented by a $\pm 1,925$ SF north building (50% Office) and a $\pm 1,296$ SF west storage building (0% Office). With solid construction, functional layouts and unbeatable proximity to major Phoenix thoroughfares, 1532 E. Indianola Avenue presents an exceptional opportunity for an owner-user or investor seeking a well-located industrial asset with room to grow.

Building Size:	$\pm 7,861$ SF (for 3 buildings)
Warehouse Area:	$\pm 4,010$ SF
Office Area:	$\pm 3,851$ SF
Lot Size:	± 0.77 Acres
Asking Price:	\$1,800,000
Asking Price PSF:	\$229/SF
Parcels:	118-01-078E
Class:	C
Zoning:	C2
Construction:	Masonry
Year Built:	1980
Signage:	Building Signage
Parking:	Asphalt Paved Open Parking, Street Parking is Permitted
Gated Fenced Yard:	Yes
Clear Height:	16'
Number of Buildings:	3



AMENITIES MAP

1532 E. INDIANOLA AVENUE





FOR MORE INFORMATION, CONTACT:

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