

FOR SALE OR FOR LEASE

1880 W FILMORE ST
PHOENIX, AZ 85007

CONTACT INFORMATION

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SELLER CARRYBACK FINANCING
MAY BE POSSIBLE



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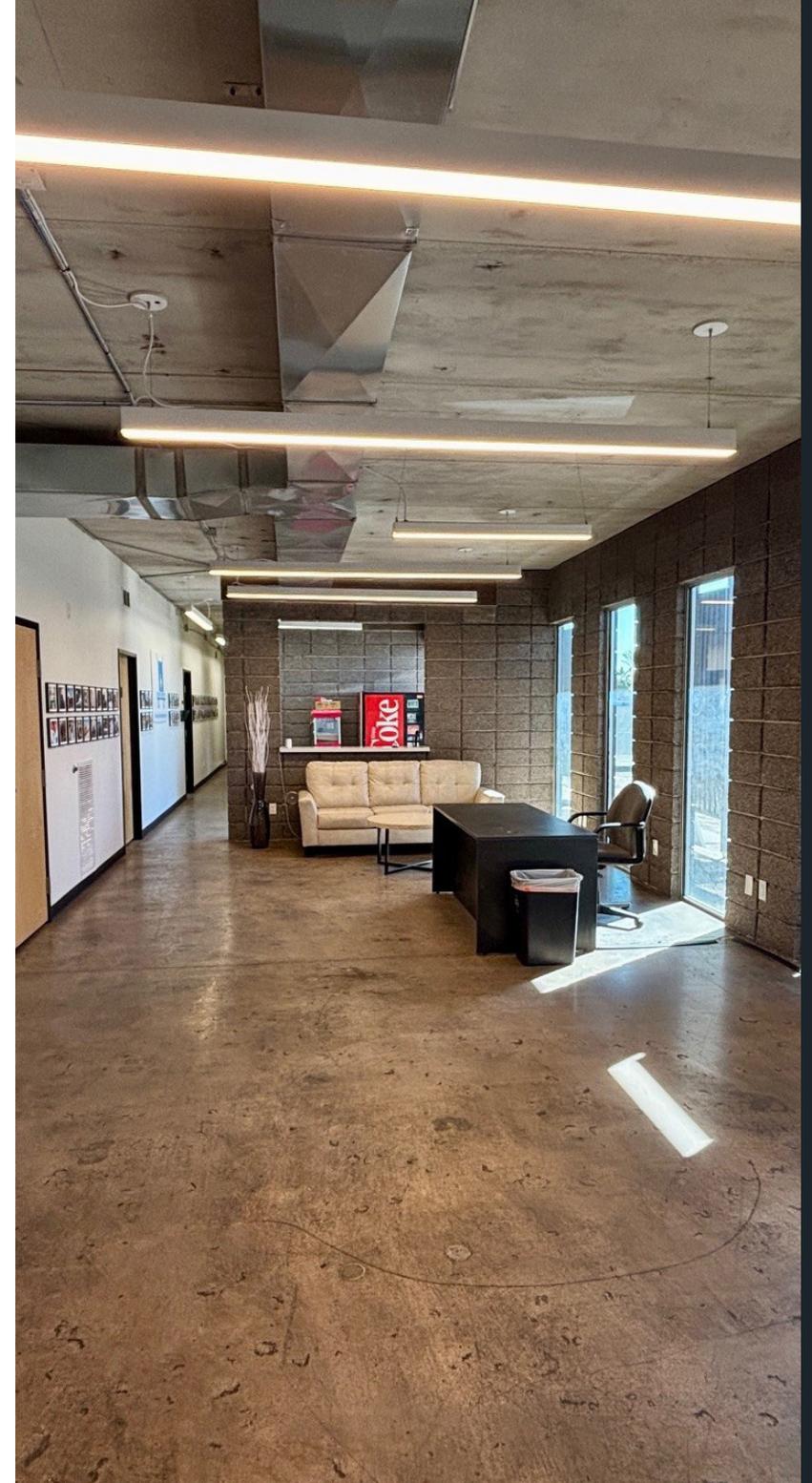
TCN
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EXECUTIVE SUMMARY

This ±28,767 SF industrial property, situated on ±1.38 acres and zoned A-1 (Light Industrial) by the City of Phoenix, is available for sale or for lease. The property offers a flexible investment or owner-user opportunity in a highly desirable Downtown Phoenix industrial corridor. The north warehouse is currently leased through October 31, 2026, providing stable near-term income with future occupancy flexibility.

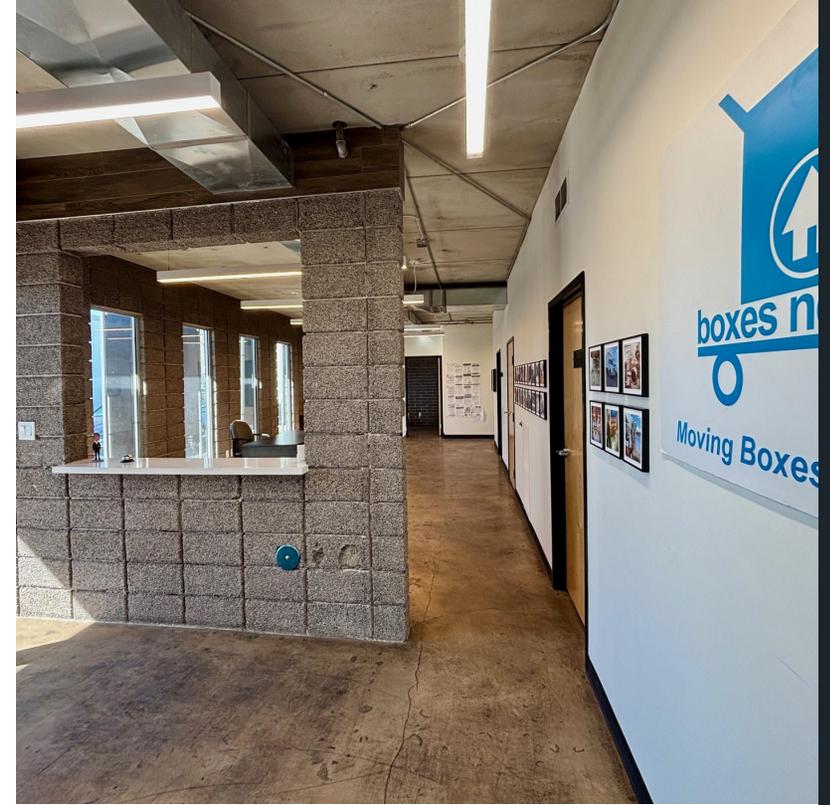
The property features a recently renovated, stand-alone office building with upgraded restrooms, four private offices, a conference room, break room, and an open work area designed to support a variety of operational needs.

Ideally located with excellent access to I-17, I-10, Loop 202, and Phoenix Sky Harbor International Airport, the property provides exceptional regional connectivity for logistics, manufacturing, and service users. This centrally located asset presents a rare opportunity to acquire or lease a well-maintained industrial facility in one of Phoenix's most accessible industrial submarkets.



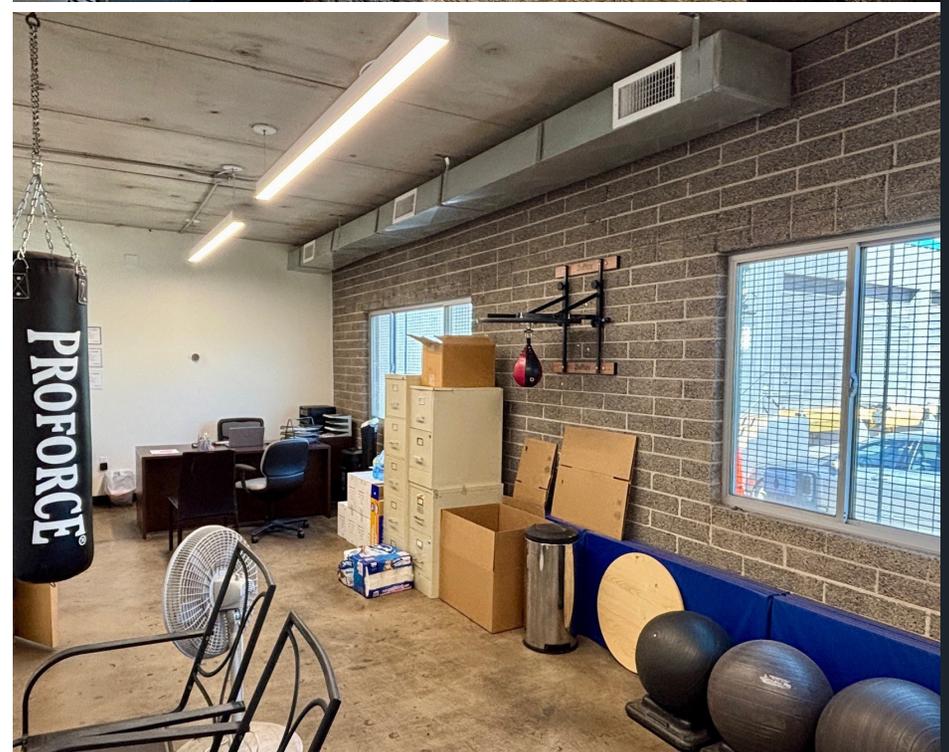
PROPERTY DETAILS

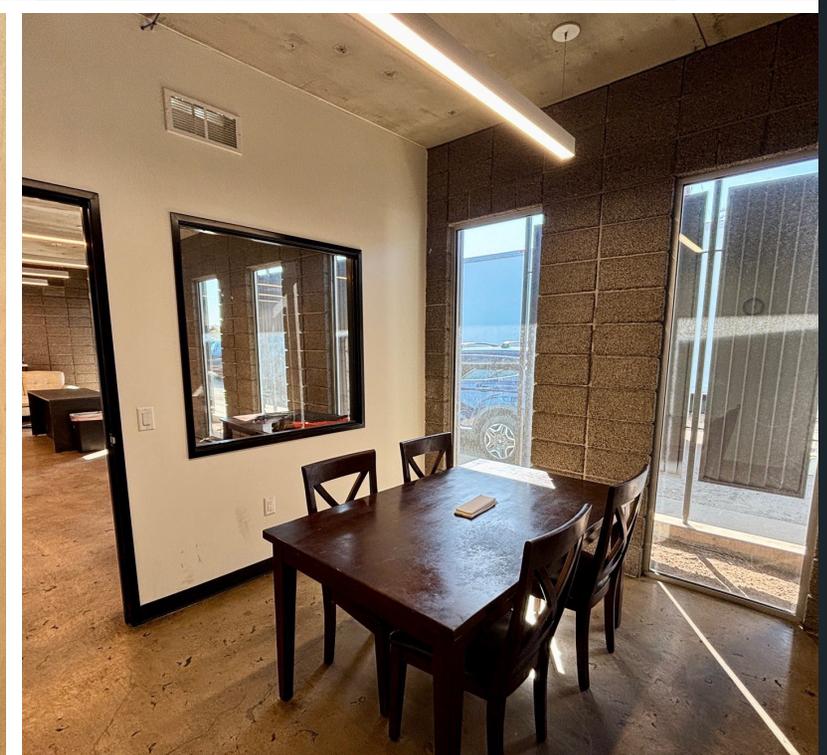
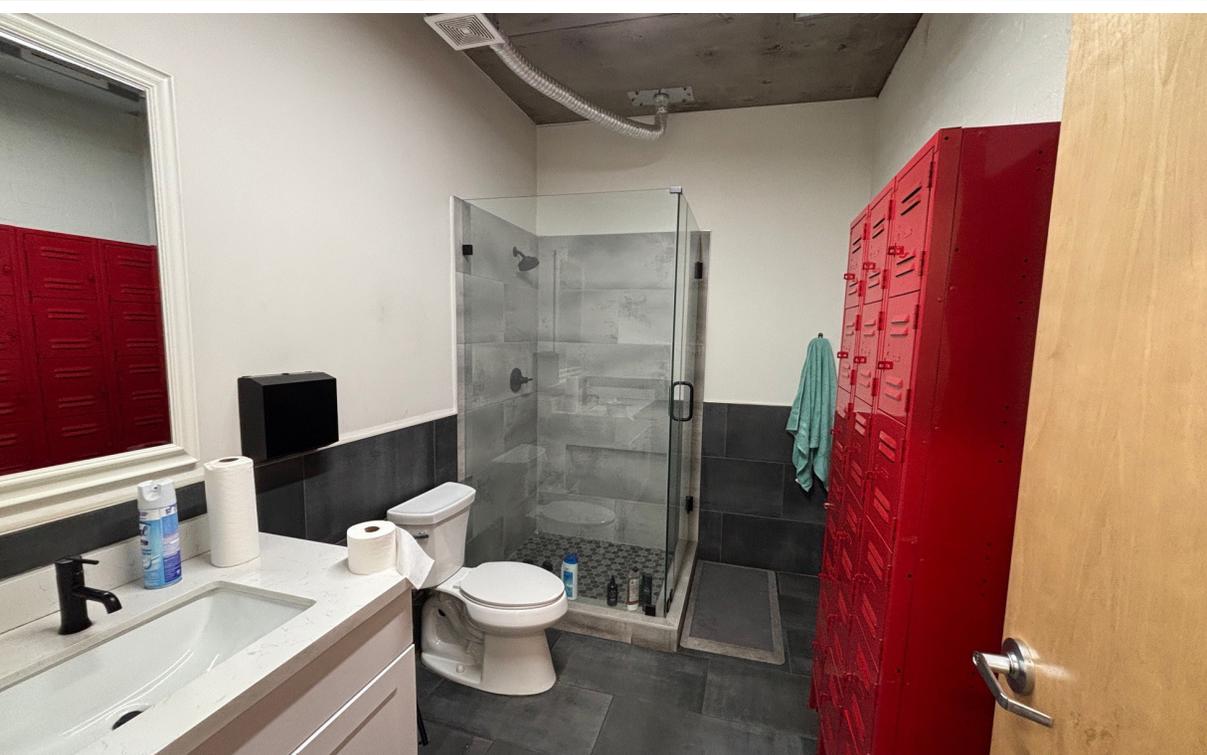
ADDRESS	1880 W Filmore St Phoenix, AZ 85007
PRICING DETAILS	For Sale: \$6,500,000 (\$225.95/SF) For Lease: \$1.10 NNN per month
AVAILABLE FOR SALE	±28,767 SF
AVAILABLE FOR LEASE	±14,365 - ±28,767 SF plus a portion of the yard & office to be negotiated
BUILDING SIZE	±28,767 SF
LOT SIZE	±1.38 AC
ZONING	A-1, City of Phoenix
PARCEL	111-23-009A



PROPERTY HIGHLIGHTS

- ±14,365 SF North Warehouse (Clear Height 28'7" center; 23' on the sides)
- ±400 SF 2nd floor office North Warehouse
- ±11,720 SF South Warehouse (Clear Height 15'11")
- ±2,282 SF Renovated Single Story Office
- Large Fenced Gated Yard
- 3 High Docks & 1 Ramp North Warehouse
- 1 High Dock & 1 Ramp South Warehouse
- EVAP in the Warehouses
- HVAC in the Office Building
- LED Lights in the Warehouses
- In the event of a partial lease of the property, outdoor storage will need to be negotiated

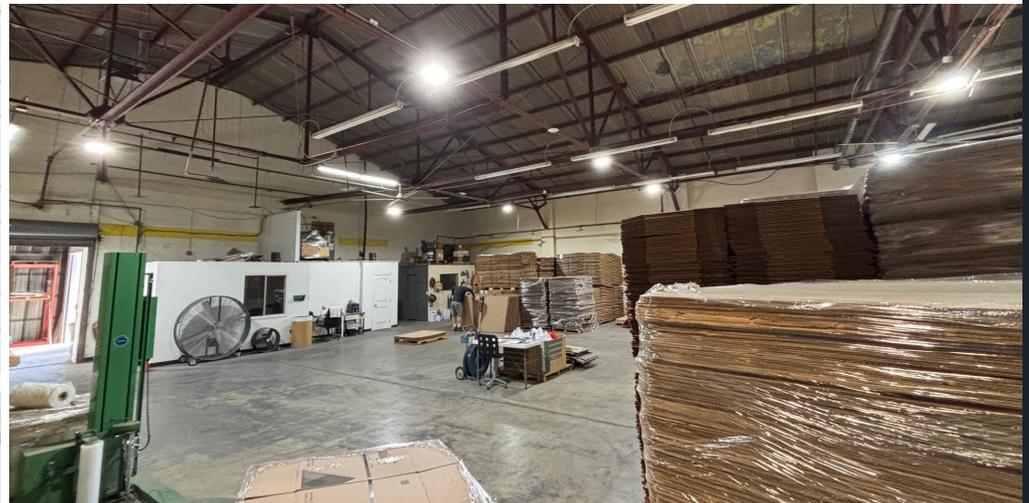
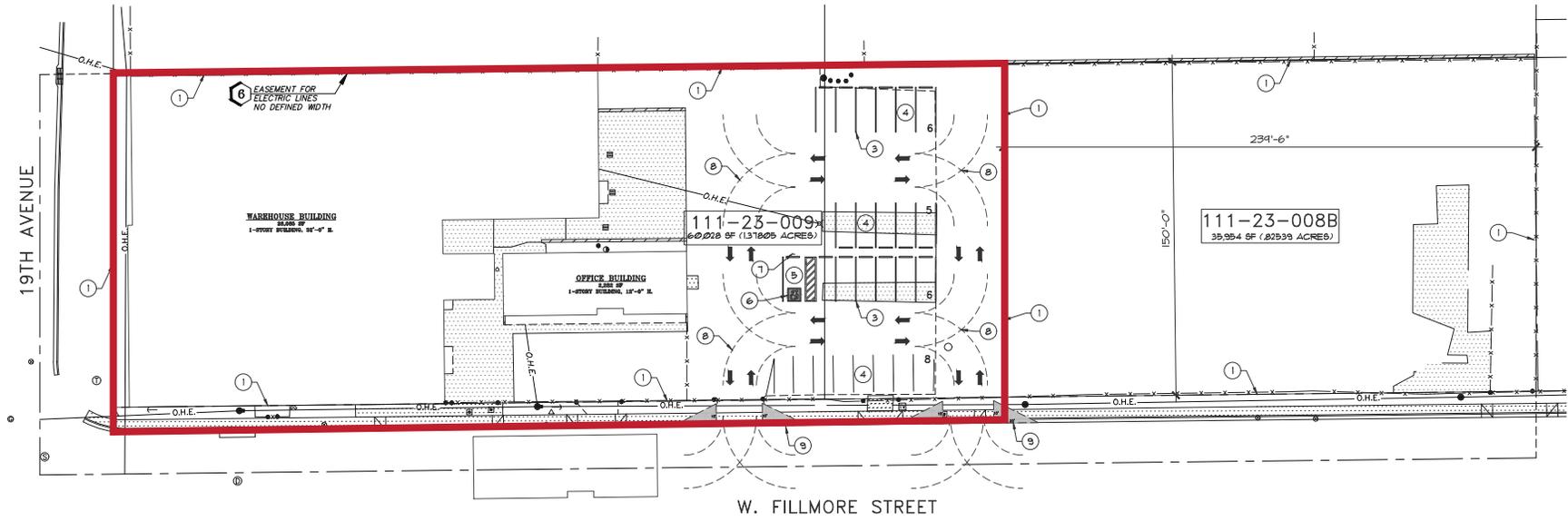




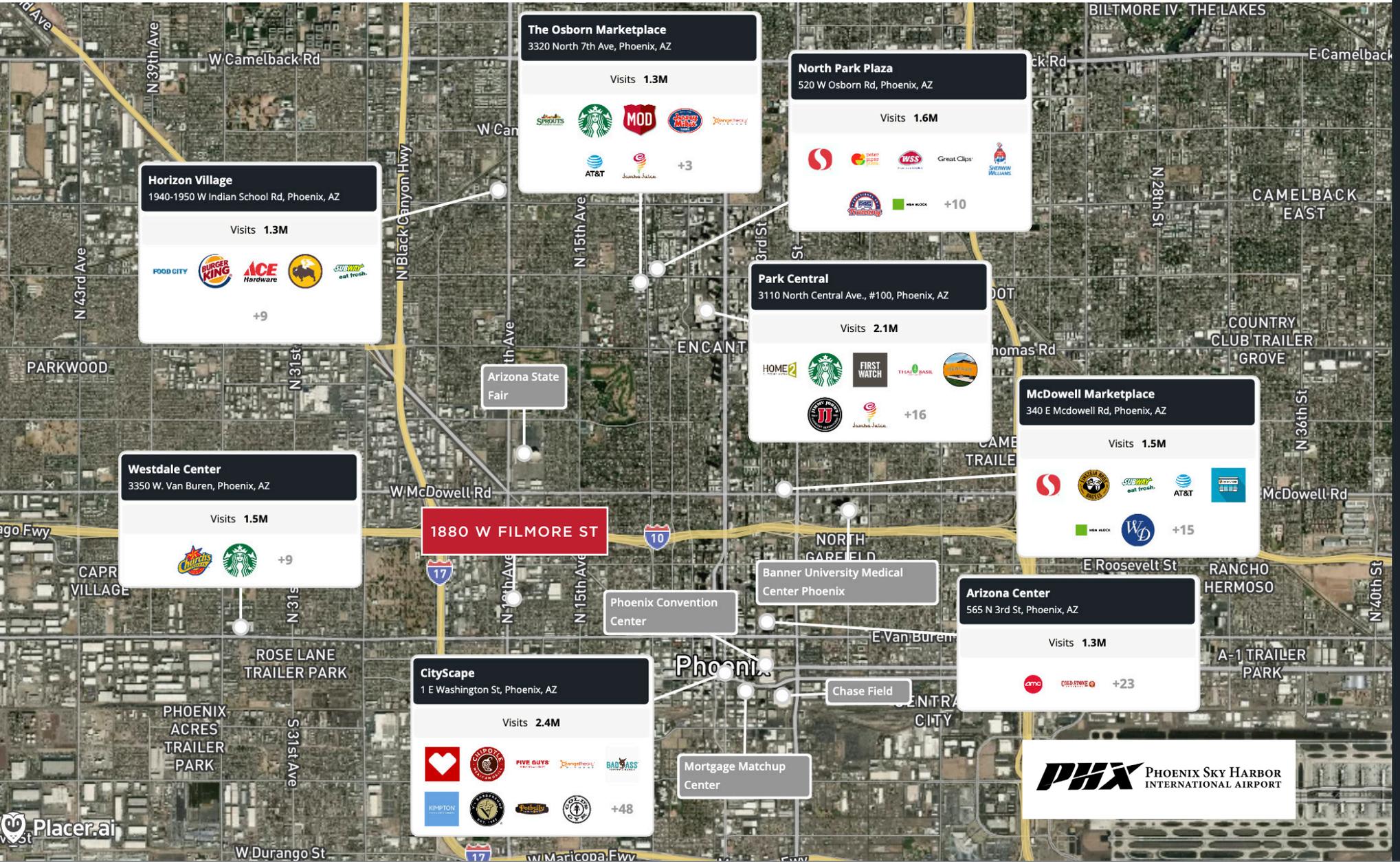




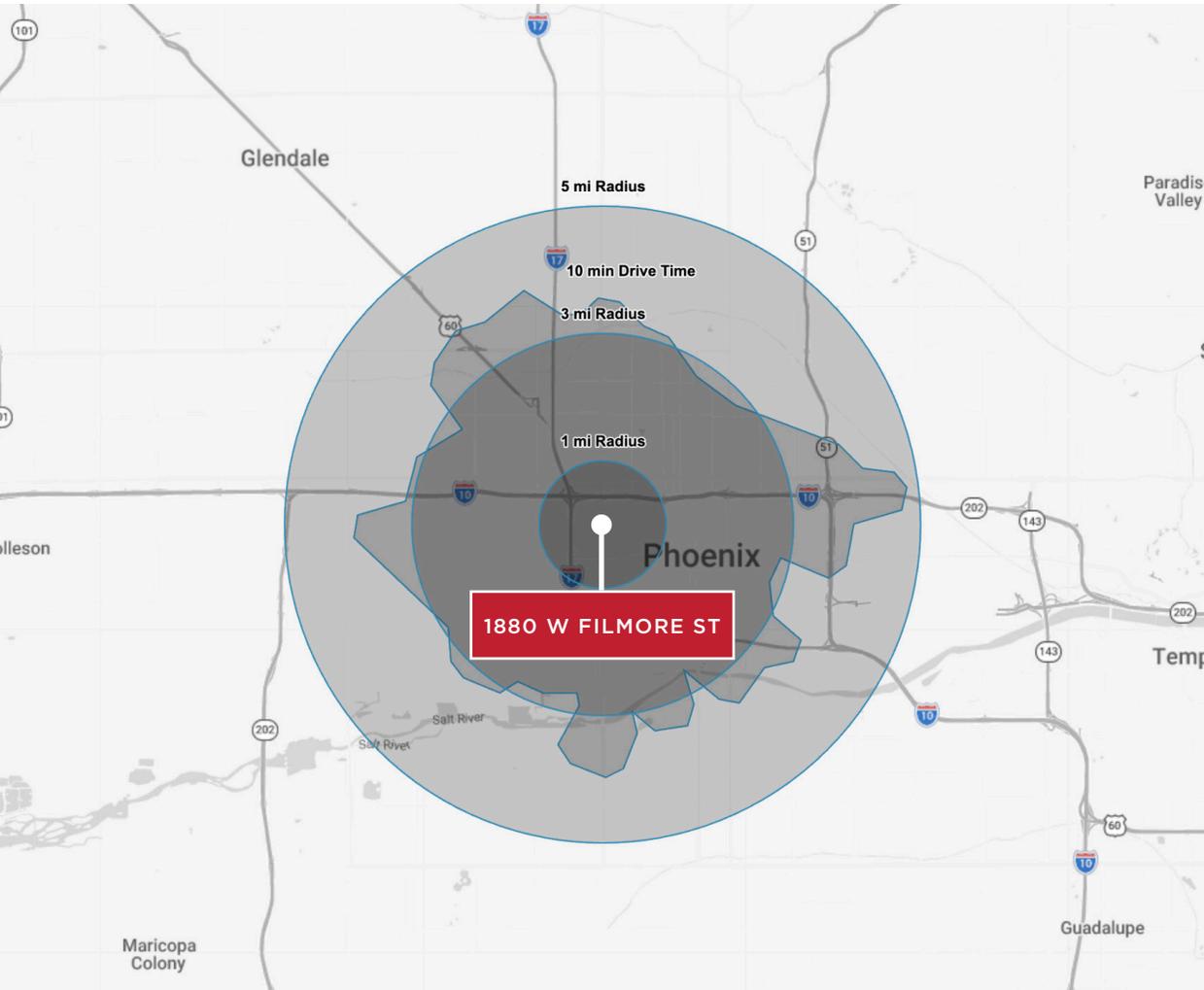
SITE PLAN



AERIAL OVERVIEW



DEMOGRAPHICS



*2025 Statistics from Costar.com

POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2024	10,652	122,261	365,936
2029	11,574	133,013	396,282

HOUSEHOLDS

YEAR	1 MILE	3 MILES	5 MILES
2024	3,978	48,138	129,519
2029	4,328	52,721	141,011

AVERAGE INCOME

YEAR	1 MILE	3 MILES	5 MILES
2024	\$64,658	\$71,931	\$70,157

MEDIAN HOME VALUE

YEAR	1 MILE	3 MILES	5 MILES
2024	\$47,905	\$49,114	\$50,964

EMPLOYEES

YEAR	1 MILE	3 MILES	5 MILES
2024	25,993	176,379	310,439

BUSINESSES

YEAR	1 MILE	3 MILES	5 MILES
2024	988	14,279	27,441

PHOENIX

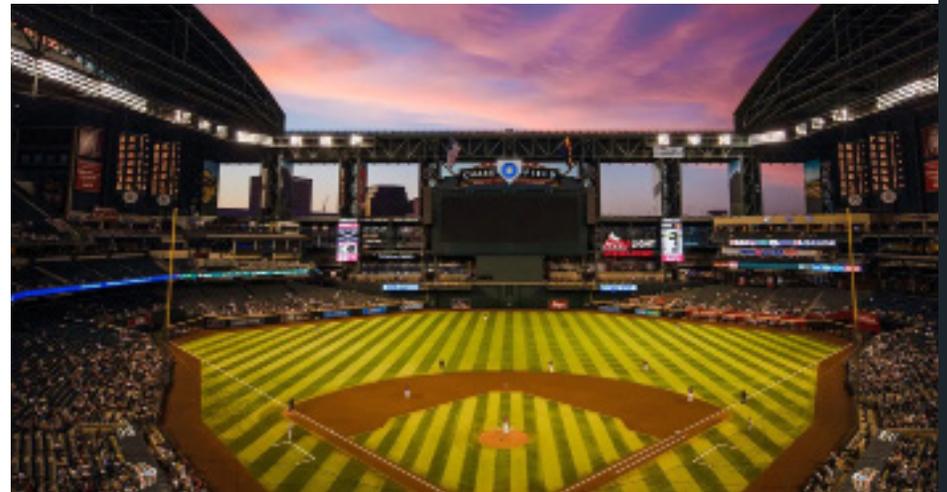
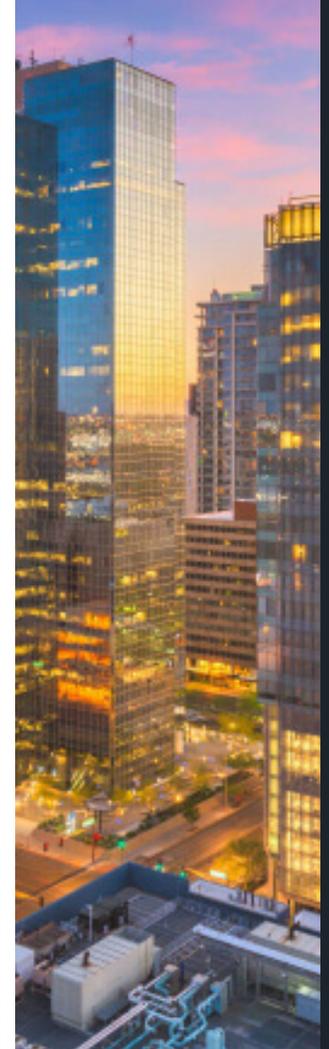
CITY OVERVIEW

COMMUNITY & LIFESTYLE

Phoenix is one of the fastest-growing major metropolitan areas in the United States and serves as the economic center of the Southwest. With more than 5 million residents in the greater metro area, Phoenix supports a diverse economy driven by logistics, advanced manufacturing, healthcare, aerospace, and technology. The region's business-friendly environment and continued population growth make it an attractive destination for companies and investors.

BUSINESS & GROWTH

Phoenix offers excellent regional connectivity through a robust freeway system and proximity to major western markets. The city is served by Phoenix Sky Harbor International Airport and major transportation corridors including I-10, I-17, and Loop 202, making it a strategic location for industrial and commercial users seeking efficient distribution and accessibility.



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This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

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