

IOS AND WAREHOUSE FOR SALE

2212 N 27TH AVE | PHOENIX, AZ 85009

PRICE REDUCTION!
MOTIVATED SELLER!



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PROPERTY OVERVIEW

SALE PRICE	\$4,895,360 \$4,200,000
BUILDING SIZE	±15,298 SF
AVAILABLE	±15,298 SF
LOT SIZE	±2.25 AC
ZONING	I-1
PARCEL	108-15-003

PROPERTY HIGHLIGHTS

- 9 Grade Level Doors
- 15' Clear Height
- Minimal Office Space
- Close proximity to Sky Harbor Airport
- Large Fenced Yard
- Paint Booth
- Easy Access To Both I-17 and I-10



INTERIOR PHOTOS



DRONE VIDEO



CLICK TO VIEW DRONE VIDEO

THE TEAM

MARTY MAIER, AARON NORWOOD, & VICTORIA WEINER



MARTY MAIER | VICE PRESIDENT

Marty Maier is a successful Vice President with 10 years of experience in all aspects of the commercial real estate industry. His primary focus is industrial transactions throughout the Greater Phoenix area where he represents owners, landlords, tenants, and buyers. Marty diligently serves his clients by staying up to date with ever-changing industry developments and savvy negotiating tactics. In 2021 alone, Marty's transactional peak reached \$40 million in sales.



AARON NORWOOD | PARTNER

Aaron Norwood entered commercial real estate in 2005 and has since concentrated on industrial, office, land and investment properties in the Greater Phoenix area. Since becoming a Partner, Aaron has diligently provided his clients with in-depth industry knowledge and market trends that they have come to rely on.



VICTORIA WEINER | MARKETING DIRECTOR

Victoria Weiner joined LevRose in 2021, bringing extensive marketing knowledge and tactics with her. As a Marketing Director, Victoria is responsible for brand campaigns, broker emails, social platform strategy and content creation, communication with local media and using web analytics to observe website traffic and conversions across different channels.

A light gray map of Phoenix, Arizona, showing major highways and city names. The map is centered on the city of Phoenix, with labels for surrounding areas like Glendale, Tempe, Mesa, and Chandler. Major highways such as I-17, I-19, I-20, and I-24 are visible. The text 'LEV ROSE' is overlaid in the center of the map.

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