



**For Sale: Industrial Property**

# 2639 West Lone Cactus Drive

## Phoenix, AZ 85027

### Property Information & Building Features

<b>Market</b>	Deer Valley/Pinnacle Peak	<b>Clear Height</b>	19'
<b>Zoning</b>	A-1	<b>Loading</b>	2 Truck Wells with Levelers - 48" dock face 22 Delivery Truck Docks - 24" dock face
<b>Acreage</b>	2.41 Acres	<b>HVAC</b>	Evap Cooled
<b>Building Size</b>	22,884 SF	<b>Parking</b>	89 Spaces
<b>Build Out</b>	Warehouse: 13,838 SF Office: 4,426 SF (2 Story) Covered Loading Canopy: 4,620 SF (Lit & Sprinkled)	<b>Power</b>	200 AMP 208/120V 3 Phase
<b>Year Built</b>	1980	<b>Construction</b>	Concrete tilt-up
<b>Roads/Major Intersections</b>	The property is 0.14 miles West of Interstate 17 and 0.74 miles North of AZ-SR 101	<b>Lighting</b>	LED w/ motion sensors
		<b>Fire Suppression</b>	WET system

**Sale Price: \$5,800,000**

**LEASE BACK BY FRITO LAY:** Frito Lay will do a short-term leaseback through 12/31/24.

### Detailed Property Description

The subject property, located in Phoenix, Arizona, is 22,884 square feet and sits on approximately 2.41 acres. The site features excellent accessibility to/from Interstate 17 and AZ-SR 101, providing immediate access to the valley's freeway system.

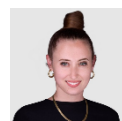
### For More Information



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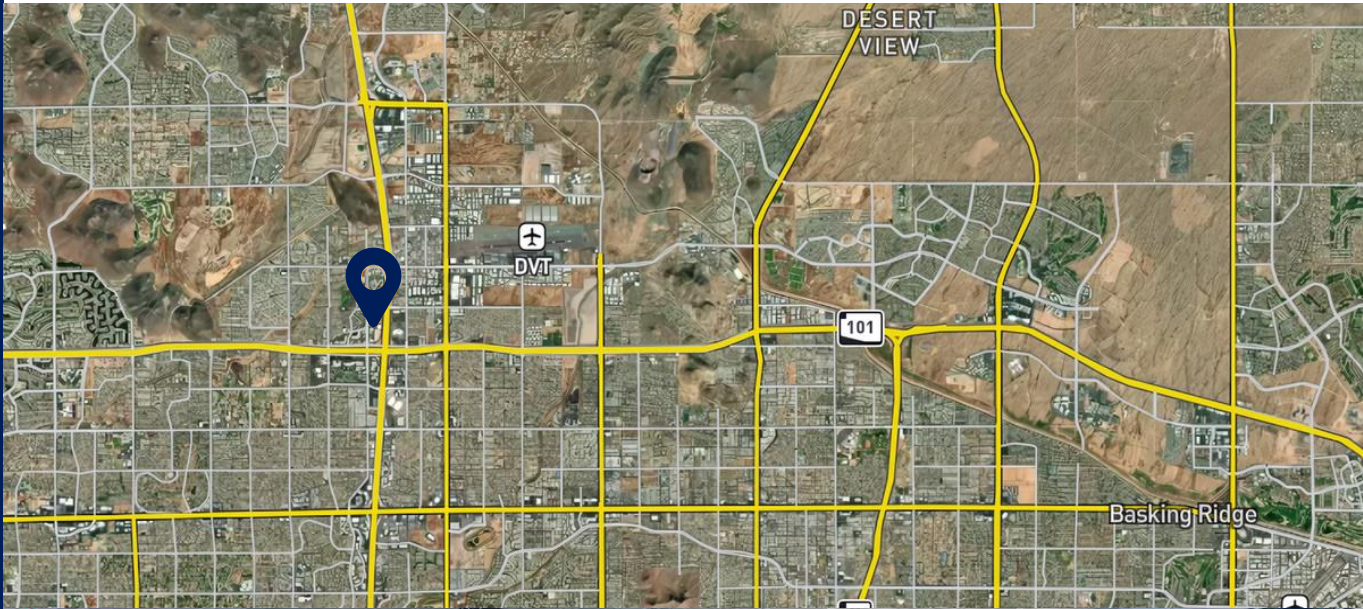


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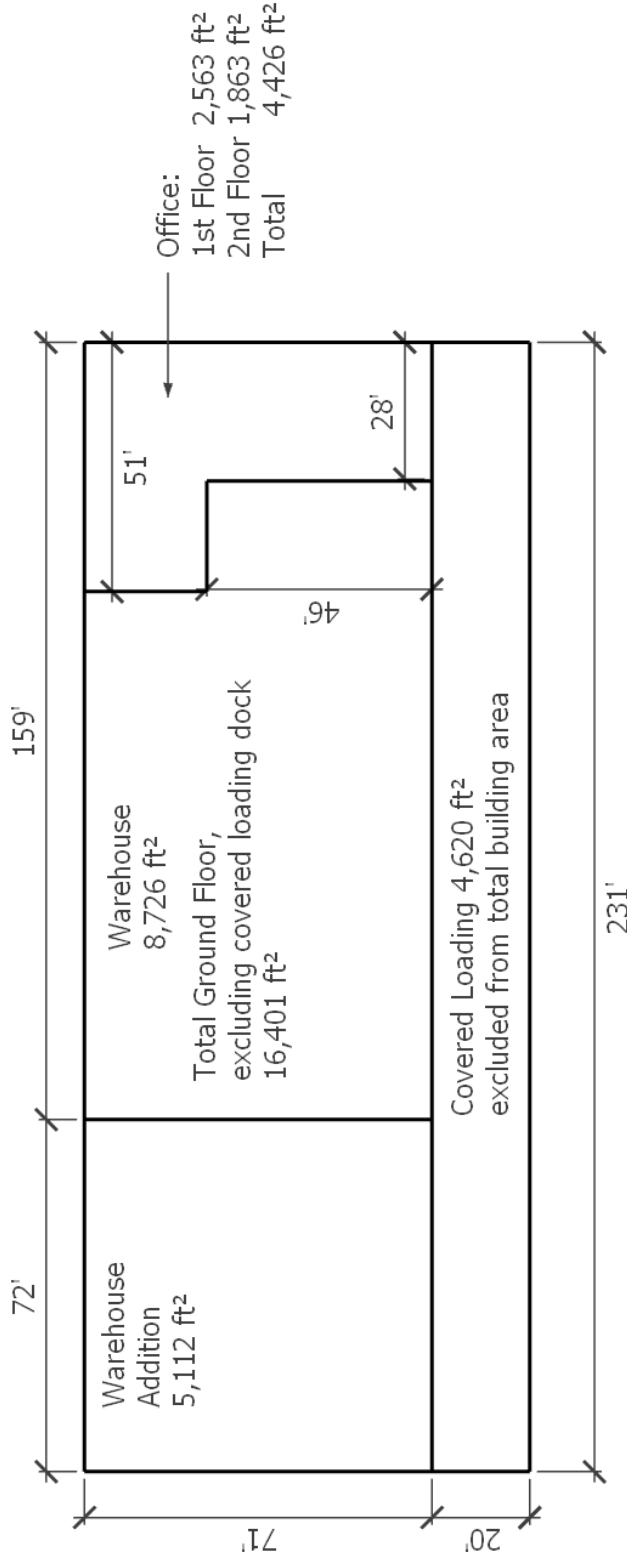
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Office:  
1st Floor 2,563 ft<sup>2</sup>  
2nd Floor 1,863 ft<sup>2</sup>  
Total 4,426 ft<sup>2</sup>

Total Building Footprint 21,021 ft<sup>2</sup>

Total Warehouse Area 13,838 ft<sup>2</sup>