



OFFERING MEMORANDUM

2806 N. 24th Street

2806 N. 24TH STREET

Phoenix, AZ 85008

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$14.50 PSF NNN
BUILDING SIZE:	15,300 SF
LOT SIZE:	0.91 Acres
YEAR BUILT:	1960
ZONING:	C-2
MARKET:	Phoenix
APN:	117-01-116; 117-01-117E

PROPERTY OVERVIEW

SVN Desert Commercial Advisors is pleased to present for lease a freestanding flex office/warehouse building. The building is a rare 15,000+ square foot asset located in a densely populated infill neighborhood in central Phoenix. The building consists of approximately 5,000 square feet of private and open office space and approximately 10,300 square feet of warehouse distribution space. The building is fully air-conditioned and features a truck well with an exterior loading dock.

LOCATION OVERVIEW

The subject property is centrally located within a densely populated urban/suburban area of Phoenix. It is conveniently situated around three major freeways including I-10, SR-51, and SR-202. There are over 100,000 residents within a 2 mile radius. The property is within a short drive of numerous amenities consisting of Downtown Phoenix, the Arizona Biltmore, the Arcadia retail district, Desert Botanical Gardens, and Phoenix Sky Harbor Airport.

ESTIMATED 2024 NNNS

2024 ESITMATED EXPENSES

	MONTHLY	ANNUALLY
PROPERTY TAX:	\$1,238.98	\$14,867.70
PROPEY INSURANCE:	\$554.33	\$6,652.00
PRICE/PSF:	\$0.12 PSF/MO	\$1.41 PSF/YR

*Property Tax amounts based on two parcels.
*Tenant responsible for HVAC and landscaping services directly with Landlord approved vendors.



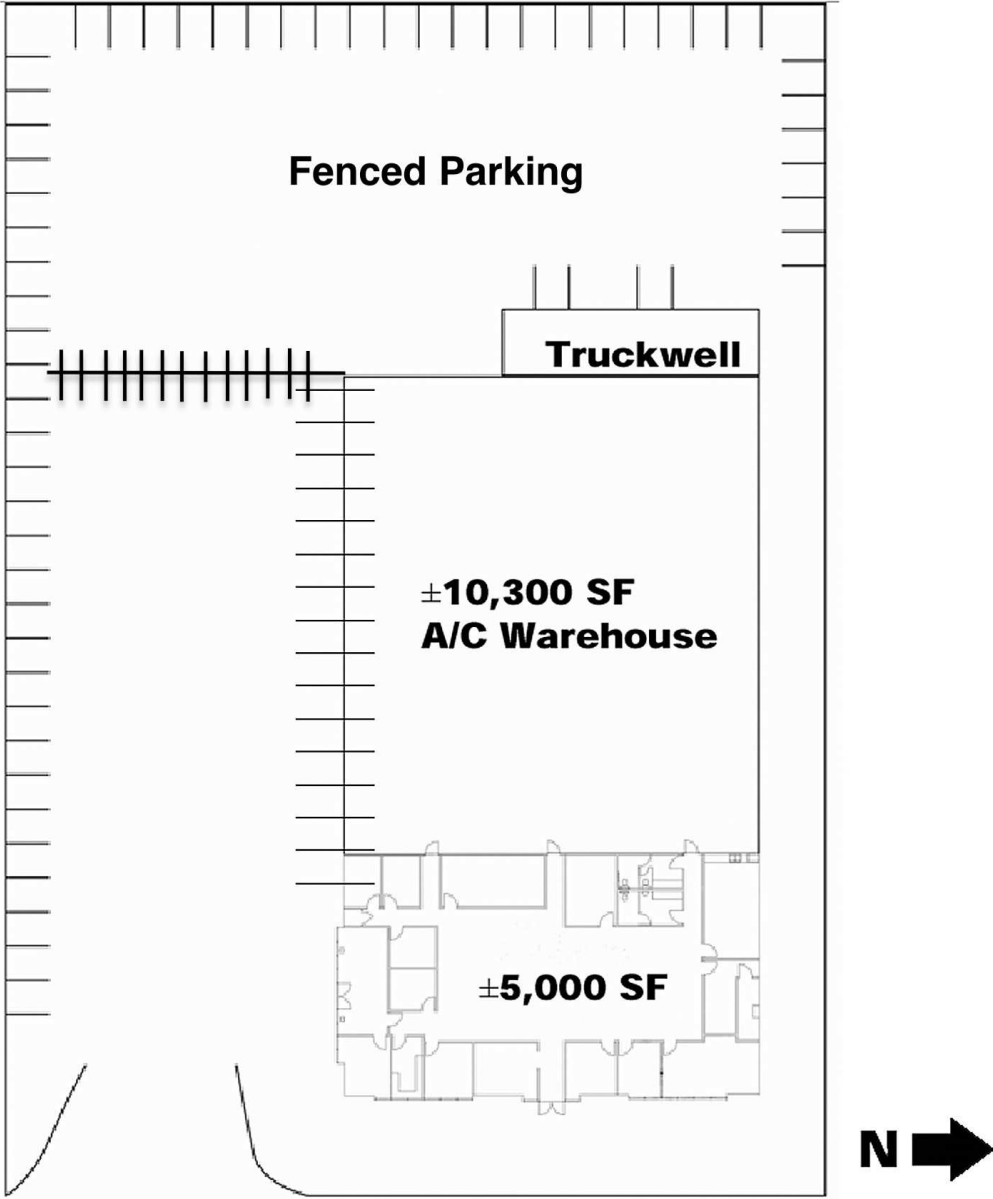
COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- ±15,300 SF
- ±10,300 SF - Warehouse (67.3%)
- ±5,000 SF - Office ± (32.7%)
- 0.90 ± Acres
- Fenced Outdoor Storage
- 42 Parking Spaces
- C-2 Zoning
- ±14' Clear Height
- 200a/120 - 208v
- Masonry Construction
- 1 Roll Up (10' x 12')
- Loading Dock
- 100% HVAC
- Built 1960
- Estimated 2024 NNNs ±\$1.41 PSF Annually (Property Taxes and Property Insurance)

SITE PLANS



ADDITIONAL INTERIOR PHOTOS



ADDITIONAL EXTERIOR PHOTOS





Biltmore

Thomas Rd

24th St



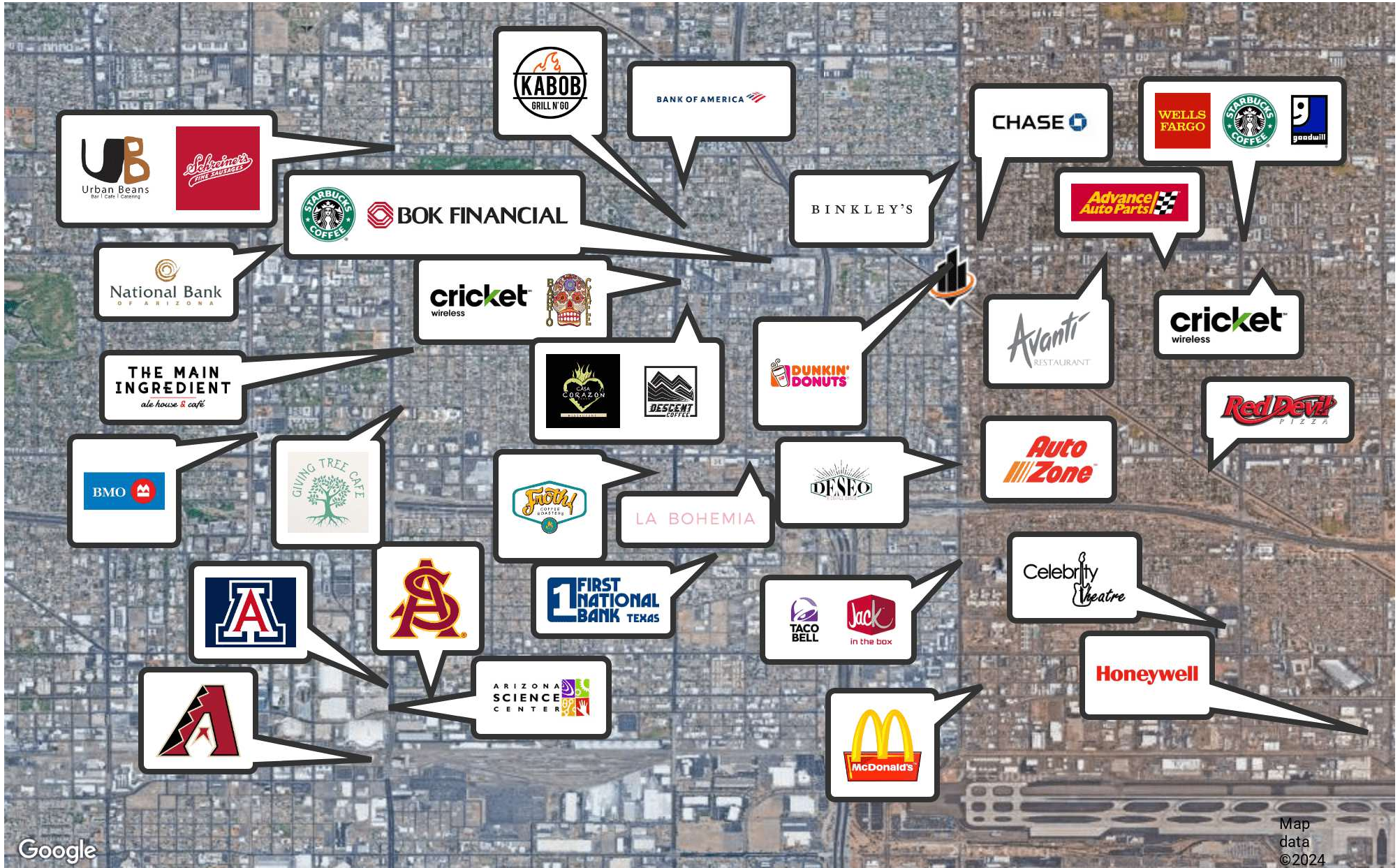
Biltmore corridor



Thomas Rd

24th St

AREA AMENITIES



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