

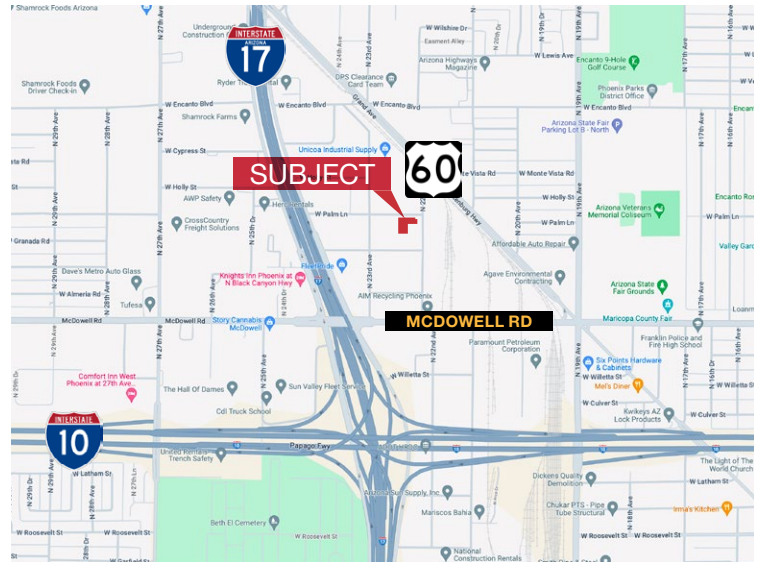


1930 N 22nd Ave Phoenix, Arizona 85303

Property Features

- 30,158 SF – 6,980 SF Office and 23,178 SF Manufacturing/Warehouse
- Warehouse is EVAP Cooled, and Production Area is 100% Air Conditioned
- Fenced Yard Area with Two (2) Rolling Gates
- Within the McDowell Industrial District
- Conveniently located to I-17 FRWY, Between I-10 FRWY & Grand Avenue
- Renovated 2019
- Heavy Industrial Zoning A-2
- Ideal for Owner/User or Investor
- Fire Sprinklered
- Has Natural Gas

This property is subject to court approval prior to the sale. **Please call brokers for pricing.**



Demographics

| | 1 Mile | 3 Miles | 5 Miles |
|-------------------|----------|----------|----------|
| Median Age | 37.5 | 31.6 | 31.1 |
| Population | 5,445 | 159,702 | 402,734 |
| Average HH Income | \$97,093 | \$76,870 | \$78,326 |

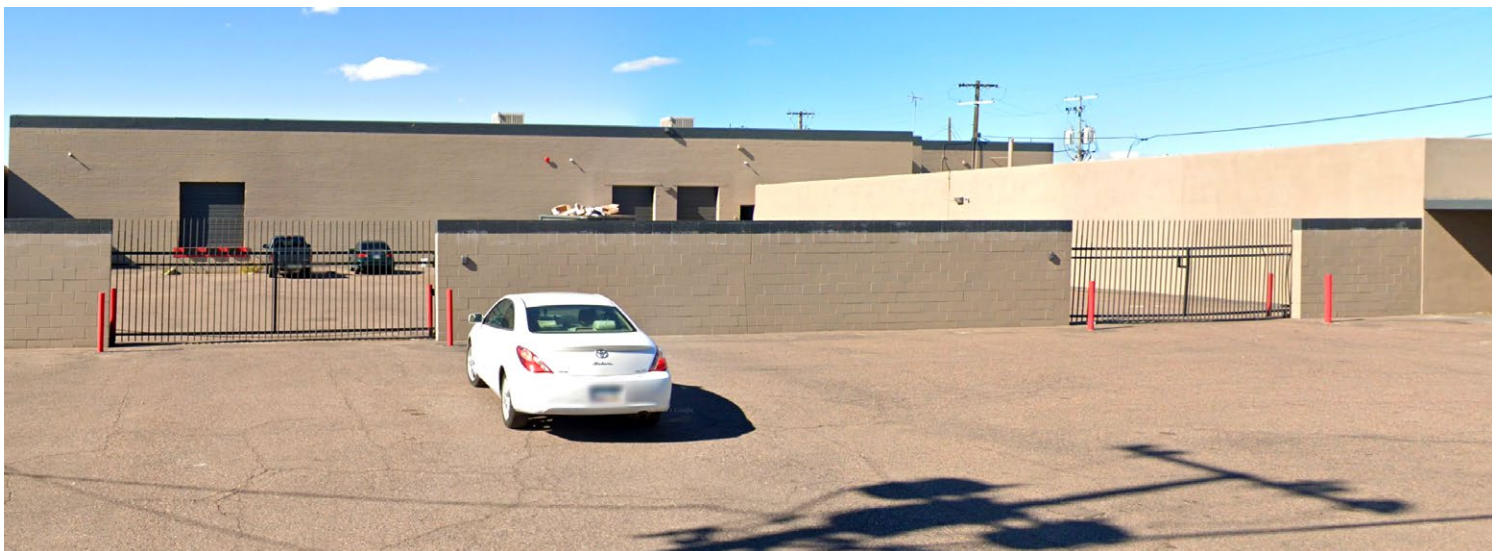
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Property Information

| | |
|-------------------|---|
| Tenant | Single |
| Available SF | 30,158 SF |
| Primary Use | Industrial |
| Total Acres | 1.479 |
| Construction Type | Masonry |
| Sprinklers | Yes |
| DH Doors | One (1) DH Door East Side, Two (2) DH Doors West Side |
| Truck Well | Double Truck, East Side |
| Zoning | A-2 |
| Gas | Southwest Gas |
| Water | Public |
| Power | SRP |
| Amps | Heavy Power |
| Volts | 480 |
| Phase | 3 |
| Parcel # | 110-51-007 |
| Property Taxes | \$25,061.64 (2023) |

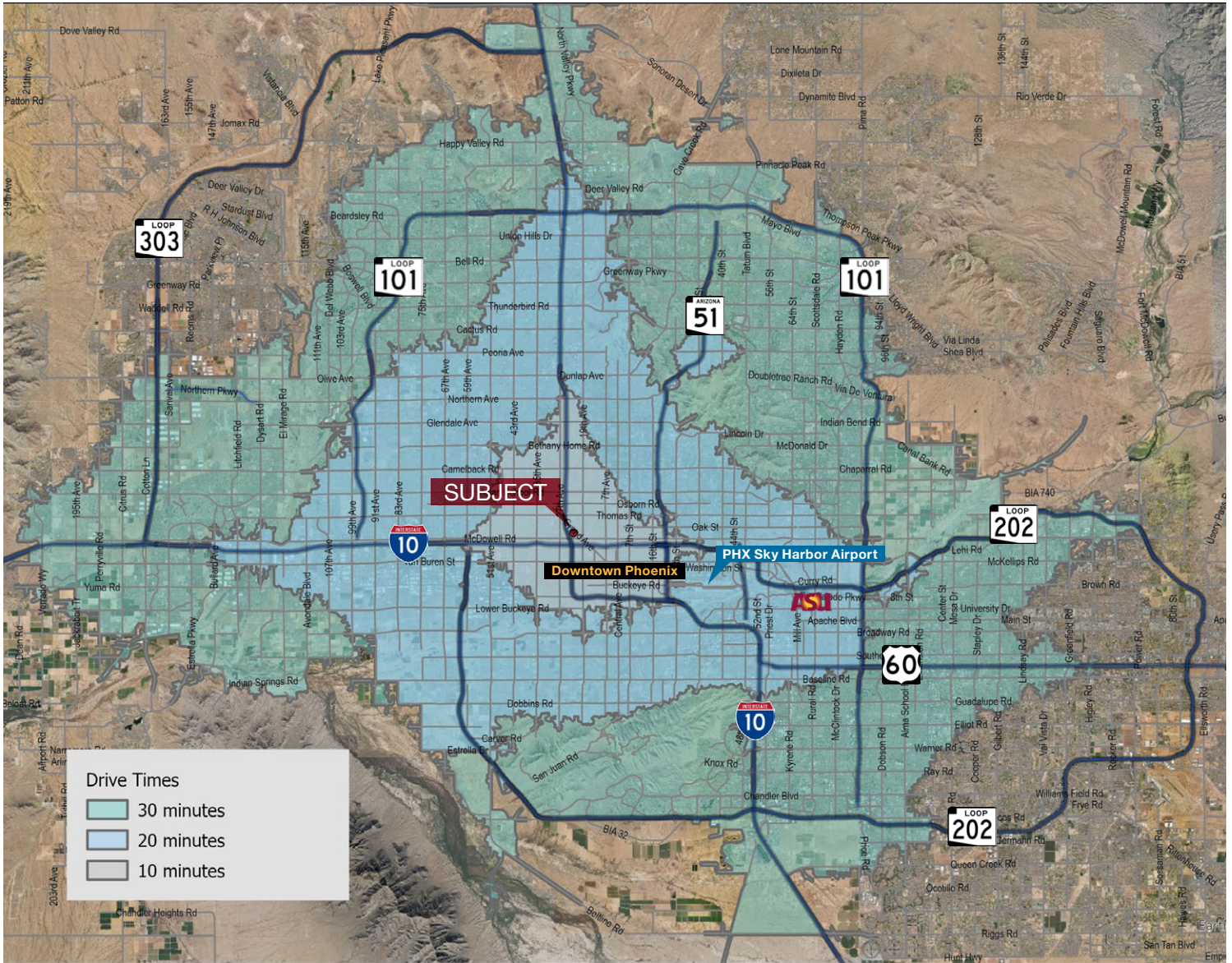


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Drive Time Map



24-04-061

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