



FOR
SALE OR LEASE

18432

N CAVE CREEK RD

PHOENIX, AZ

CBRE

PROPERTY HIGHLIGHTS



±4,464 sf freestanding office/warehouse on ± 0.80 acres (± 34,861 sf)



65% Modern Office / 35% Warehouse



100% A/C



Clear Height 10'



Ability for 2 grade doors



SES 600 amps 120/240 3 phase



Zoning C-3 (City of Phoenix)



Frontage on N. Cave Creek Rd.

YARD FEATURES

- Drive through capable
- Fence secured yard
- Ability to park a fleet of 50 vehicles
- New Parking lot slurry, exterior paint, landscape



LOOP
101

1.2 MILES

ARIZONA
51

1.8 MILES

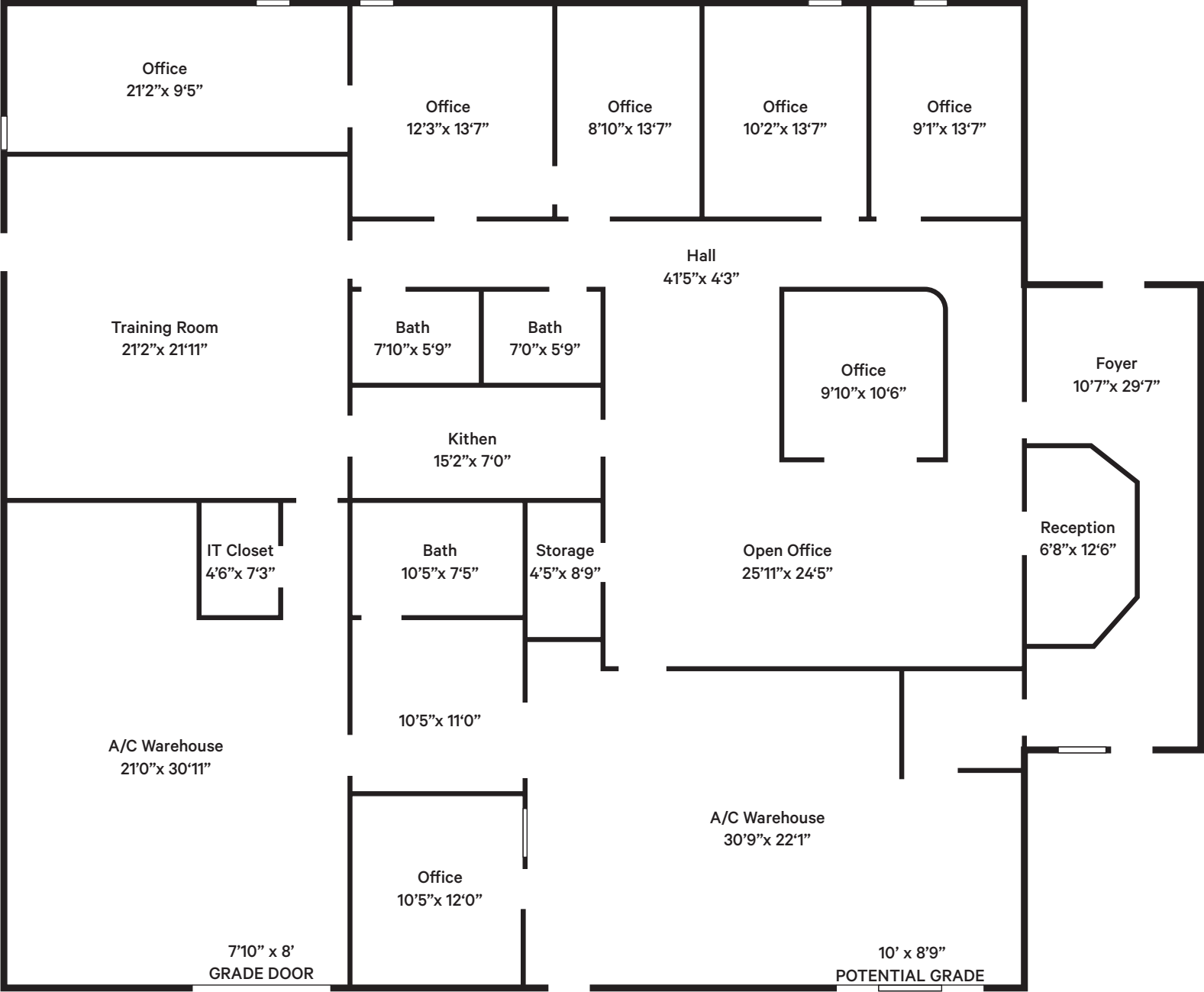
18432
N CAVE
CREEK RD

E UNION HILLS RD

N CAVE CREEK RD

CELL TOWER
EASEMENT

FLOOR PLAN

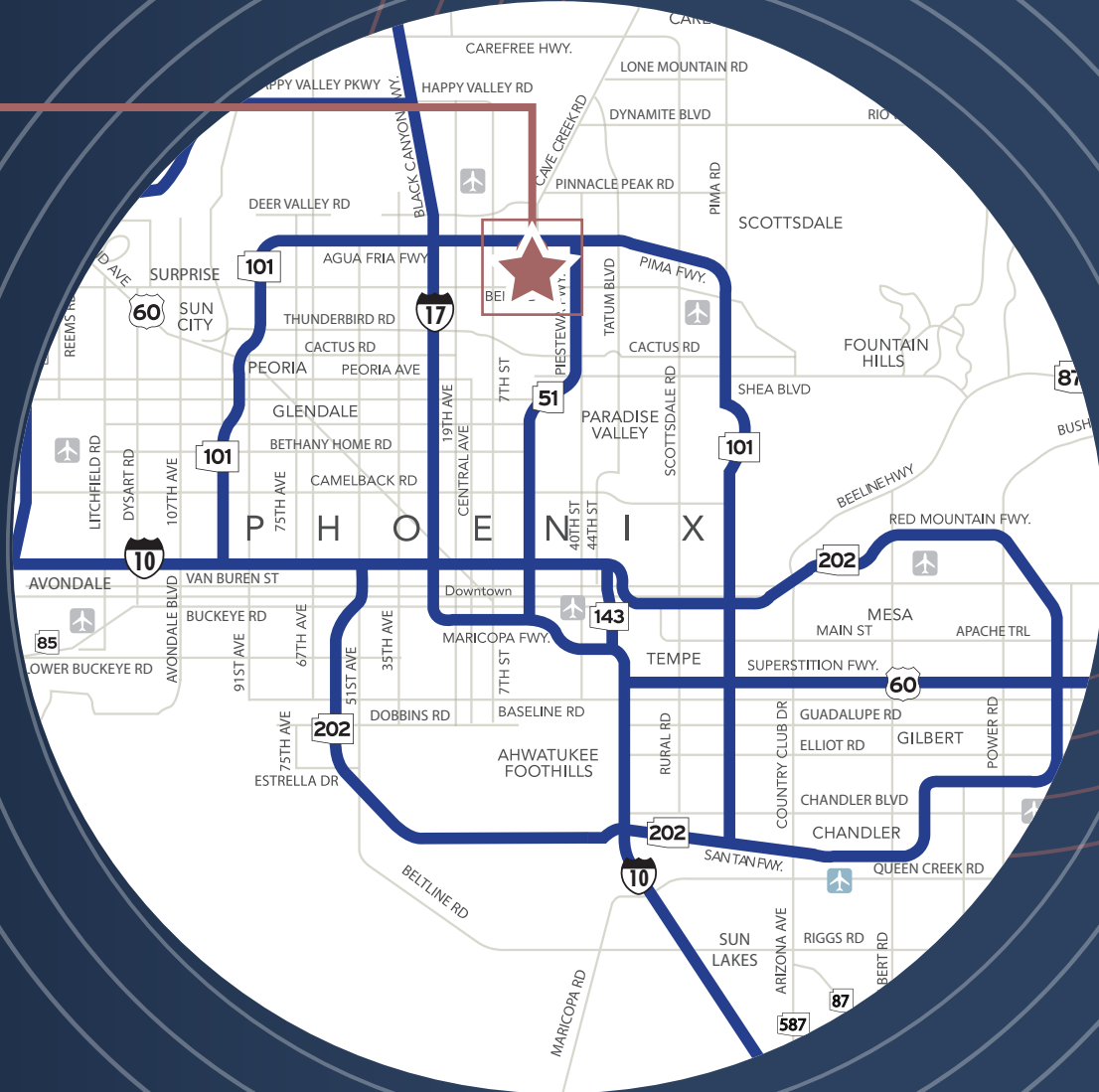


PHOTOS



18432

N CAVE CREEK RD



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