

\$4,500,000
(\$254.65 SF)

COLD STORAGE BUILDING

17,671 SF — FOR SALE



2423 EAST UNIVERSITY DRIVE, PHOENIX, AZ 85034



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PROPERTY HIGHLIGHTS

- * ±17,671 SF Building
- * Up to 20' Clear Height
- * Three (3) Dock High Doors
- * Freon-Based Cooling System
- * Power: 800A 120/208V, 3-Phase
- * Natural Gas Available
- * High-Speed Optic Fiber Cable In Office
- * Recent Renovation and LED Lighting Upgrades
- * Working Floor Drains
- * ±2,430 SF Air-Conditioned Office
- * ±1,008 SF LED-Lighted Shipping Office and Locker Room
- * ±1,492 SF Finished & Insulated, LED-Lighted Dry Storage
- * ±3,364 SF Cold Storage, Fully Insulated Floor, 32° Capable
- * ±936 SF Cold Storage, 0° Capable
- * ±8,846 SF Refrigerated Space, 32° Capable



SECOND FLOOR

FIRST FLOOR





OFFICE



BREAK ROOM



COLD STORAGE



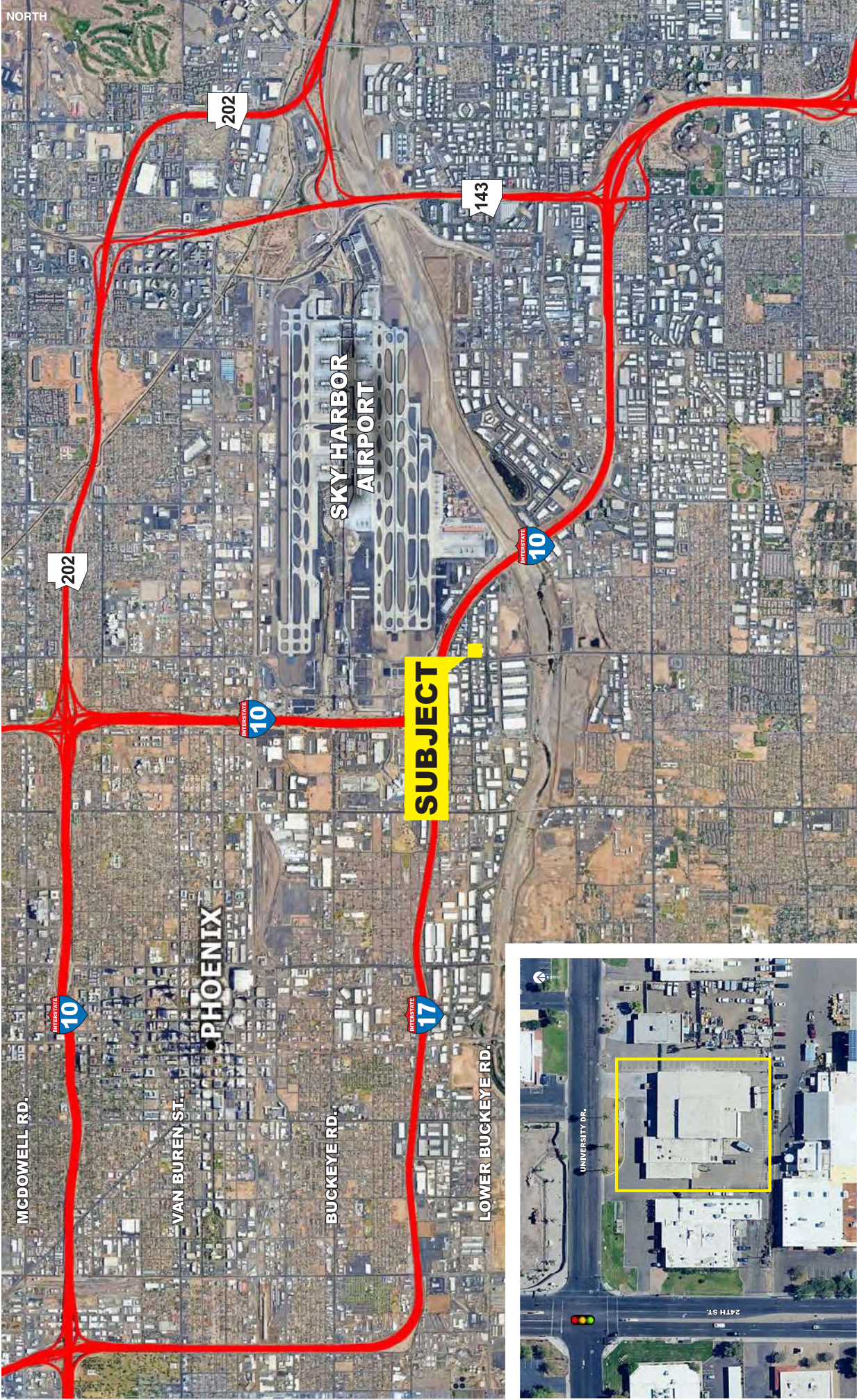
DRY STORAGE



REFRIGERATOR



LOADING AREA



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