

FOR SALE

2.5 ACRES | 4848 N 44TH AVENUE

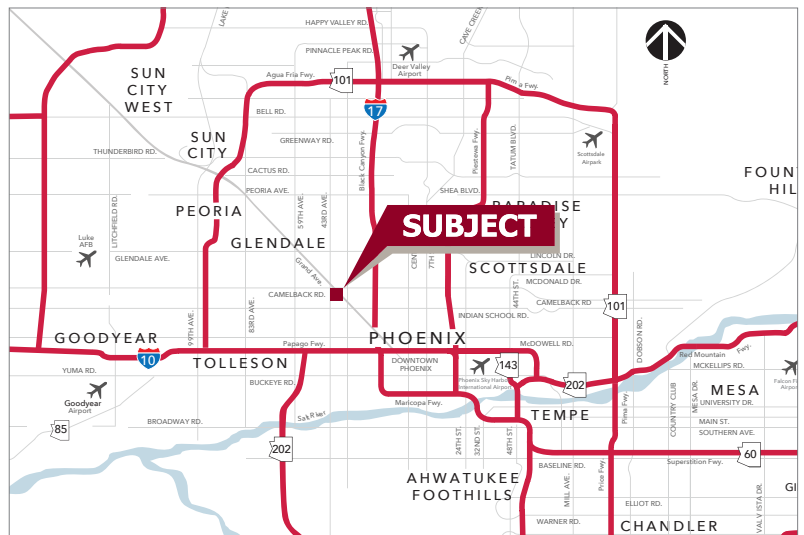
PHOENIX, ARIZONA 85031



FEATURES

- Lot Size: 110,069 SF (2.5 Acres)
- Zoned A-1, City of Phoenix
- CC&R Controlled Business Park
- SEC 45th Avenue & Pierson Street
- SRP Electric
- 2.5 Miles to I-17
- 3 Miles to I-10
- **Sale Price: ~~\$1,651,035 (\$15.00/SF)~~
\$1,500,000 (\$13.63/SF)**

Conner Lee, SIOR
clee@learizona.com
M 602.369.2308



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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PLAN FEATURES

- Progress set of architectural drawings for construction
- 45,202 SF (as designed) distribution / warehouse but can be expanded to 55,000 SF
- 7 Dock High Doors
- Drive-in ramp
- 30' Clear Height
- ESFR fire sprinklers - K25

CORPORATE NEIGHBORS

- Home Depot
- Hensley & Co.
- Freeport Logistics
- Copenhagen Imports
- Spellman Hardwoods
- Service Wire Co
- R&S Mattress
- FedEx

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