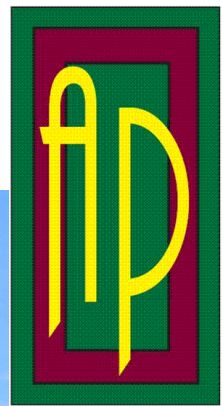


Phoenix

11,052 SF INDUSTRIAL
BUILDING FOR SALE
TOTAL 2 UNITS

\$2,597,900



AVAILABLE:

Unit 1: ±5052 SF Leased
Unit 2: ±6000 SF Owner

USES:

Warehouse, Manufacturing, Flex

Optional Machining Equipment:
\$700,000 (see inventory list)

Owner Financing Available:
Seller may carry with 25% down

LOCATION:

From 40th St & Southern Ave, go North to La Salle St and turn left (West) to property on left (South side)

SUMMARY:

11,052sf warehouse, fully conditioned space, 12ft overhead clearance, 10ft roll-up doors, full concrete slab, 1,000amp multi-panel unit 2, 400amp panel unit 1, 20 parking spaces, fenced yard. Office space includes, break rooms, conference rooms, two bathrooms in each unit, drop ceiling and fully conditioned.

AZCO Properties Commercial
4012 E Thistle Landing Dr
Phoenix, AZ, 85044
www.AZCOProperties.com

Christian Broadwell
Broker
480-206-1258 Mobile
602-603-5555 Office
chris@azcoproperties.com

**11,052 SF INDUSTRIAL
BUILDING FOR SALE
TOTAL 2 UNITS**

OVERVIEW

YEAR BUILT:

1981

LOT SIZE:

0.82 Acres / 35,895 sqft

OCCUPANCY:

100% (unit 1 tenant
prefers to renew)

Electrical Panels:

Unit 1: 400amp

Unit 2: 600amp/200amp/200amp

PROPERTY INFO:

- Great Visibility
- Signage available
- 20 Parking Stalls
- ±11,052 SF Building
- Additional 18 Machines For Sale
- Office & Warehouse restrooms
- Kitchenette optional
- Close to dining and retail
- Seller Financing Available

PROPERTY HIGHLIGHTS

- Great Location Near Freeway & Phoenix Sky Harbor
- 2 Separate Units
- Signage
- Fenced Yard

PROPERTY SUMMARY

- Asking Price: \$2,597,500
- Year Built: 1981
- Lot Size: 0.82 Acres
- Building SF: 11,052SF



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PROPERTY PHOTOS



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AERIAL MAP

11,052 SF INDUSTRIAL BUILDING FOR SALE
TOTAL 2 UNITS

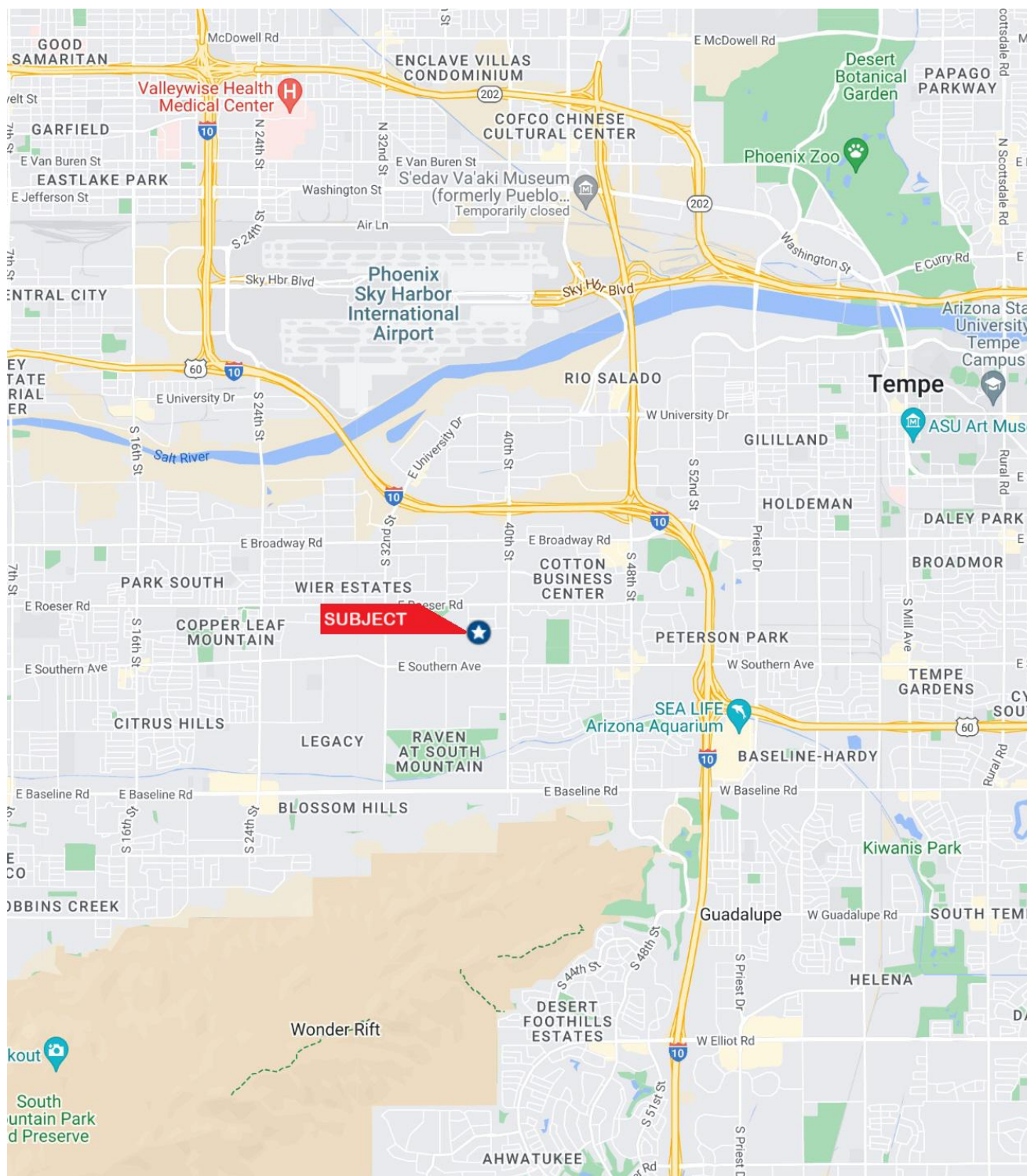


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STREET MAP



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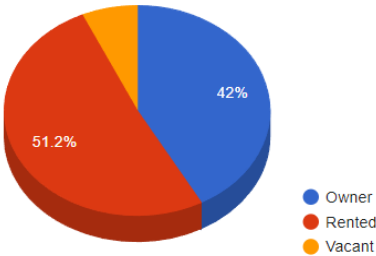
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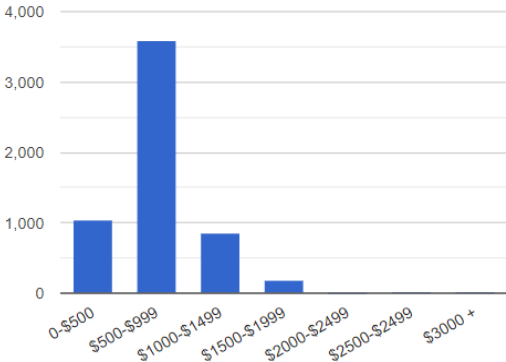
DEMOGRAPHICS / OTHER

Housing

Occupancy



Market Rents

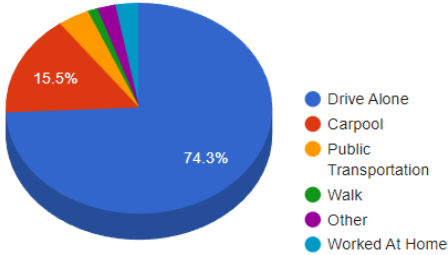


Quality of Life

Workforce by Industry

Agriculture, Forestry, Fishing, Hunting, Mining	127
Construction	1291
Manufacturing	1009
Wholesale Trade	263
Retail Trade	1416
Transportation, Warehousing, Utilities	1211
Information	258
Finance, Insurance, Real Estate, Rental, Leasing	803
Professional, Scientific, Management, Administrative, Waste Management	2273
Educational Services, Health Care, Social Assistance	2823
Arts, Entertainment, Recreation, Accommodation, Food Services	2092
Other Services	866
Public Administration	585

Commute Method



Available Machine Inventory

**11,052 SF INDUSTRIAL
BUILDING FOR SALE
TOTAL 2 UNITS**

Haas VF-3 5th Axis Trunnion

- Haas VF-2 4th Axis
- Haas VF-2 with 4th Axis
- Haas VF-2 4th Axis
- Haas VF-2 with 4th Axis
- Haas VF-1 4th Axis
- Bridgeport 4020
- Fadal 4020
- Fadal 6030
- Haas SL-20 Live Tooling
- Haas ST-20
- Haas SL-20TS Live Tooling & Bar Feeder
- Daewoo Live Tooling
- Accurpress 60 Ton
- Keyence CMM
- Manual Mill
- Manual Lathe
- Auto Band Saw