

FOR SALE OR LEASE

2120 S 7th Street | Phoenix, AZ 85034

NEW OFFICE & MECHANICAL EQUIPMENT



±8,400 SF Freestanding Showroom/Warehouse Building on ±0.55 Acres

CBRE

PROPERTY DETAILS

- ▶ Freestanding Showroom/Warehouse Building For Sale
 - » ±8,400 SF on ±0.55 Acres
 - » New Office/showroom built out with new A/C unit and duct work
 - » Drop-down ceiling (12'8")
- ▶ Two new grade-level loading doors
- ▶ Truckwell loading
- ▶ Evap cooled warehouse
- ▶ Clear Height: ±13'5" - ±15'8"
- ▶ Power: 200 Amps 120/240v Single Phase
- ▶ Immediate access to I-17 Freeway via 7th St & less than ±2 miles to I-10 Freeway
- ▶ ±10 minutes to Phoenix Sky Harbor
- ▶ Frontage on 7th Street
- ▶ Lease Rate: \$1.20/PSF NNN
- ▶ Sale Price: \$2,275,000



Frontage on
7th St



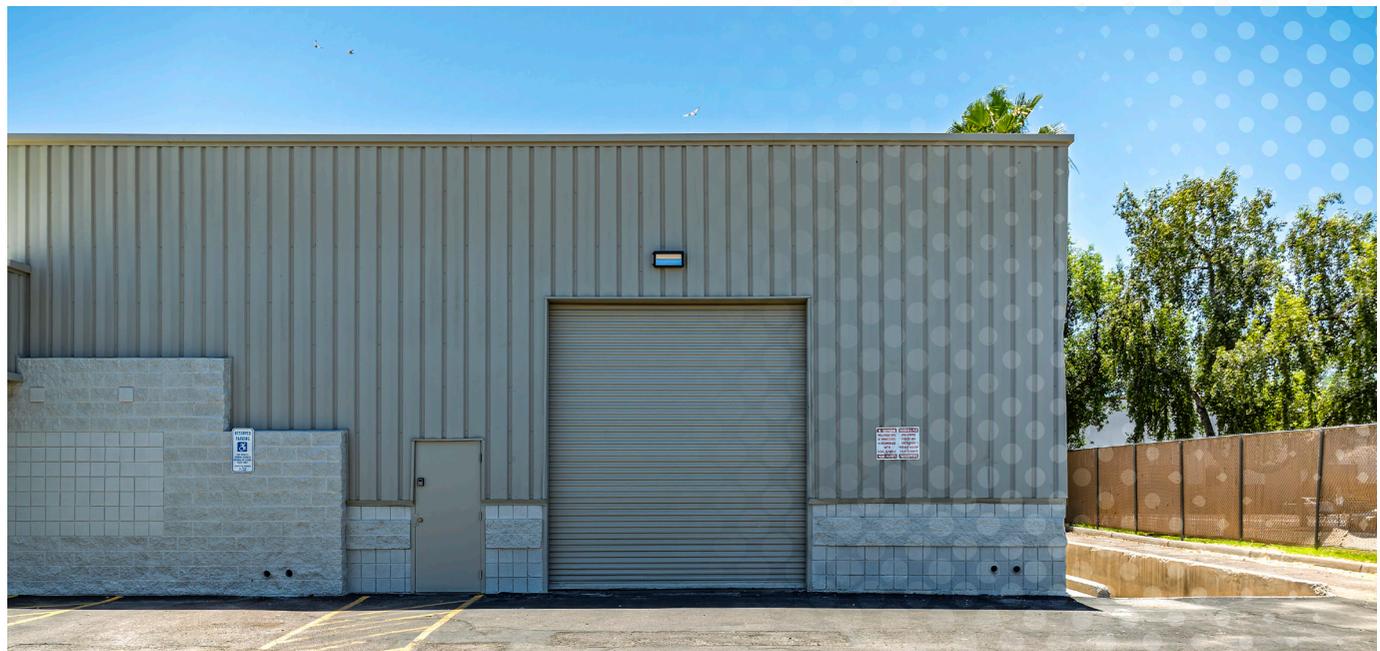
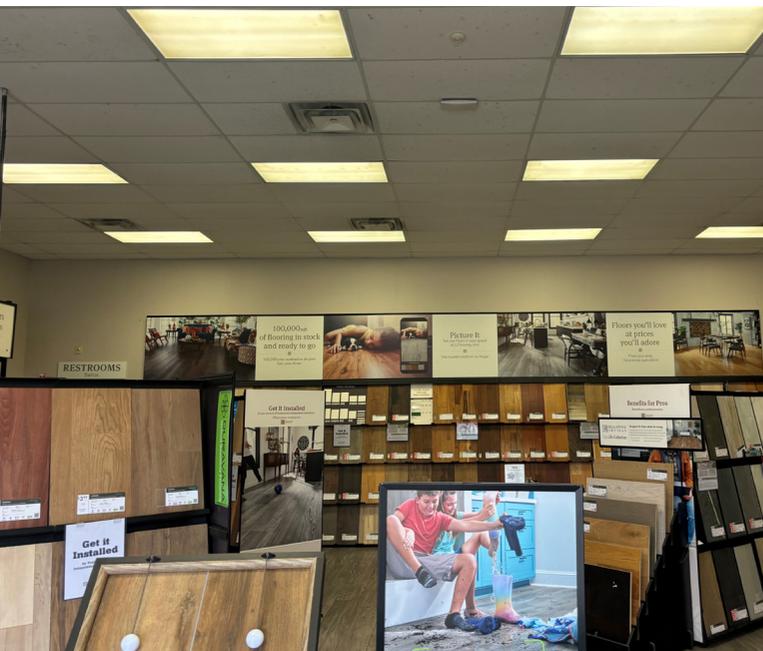
Immediate Freeway
Access



Grade & Truckwell
Loading

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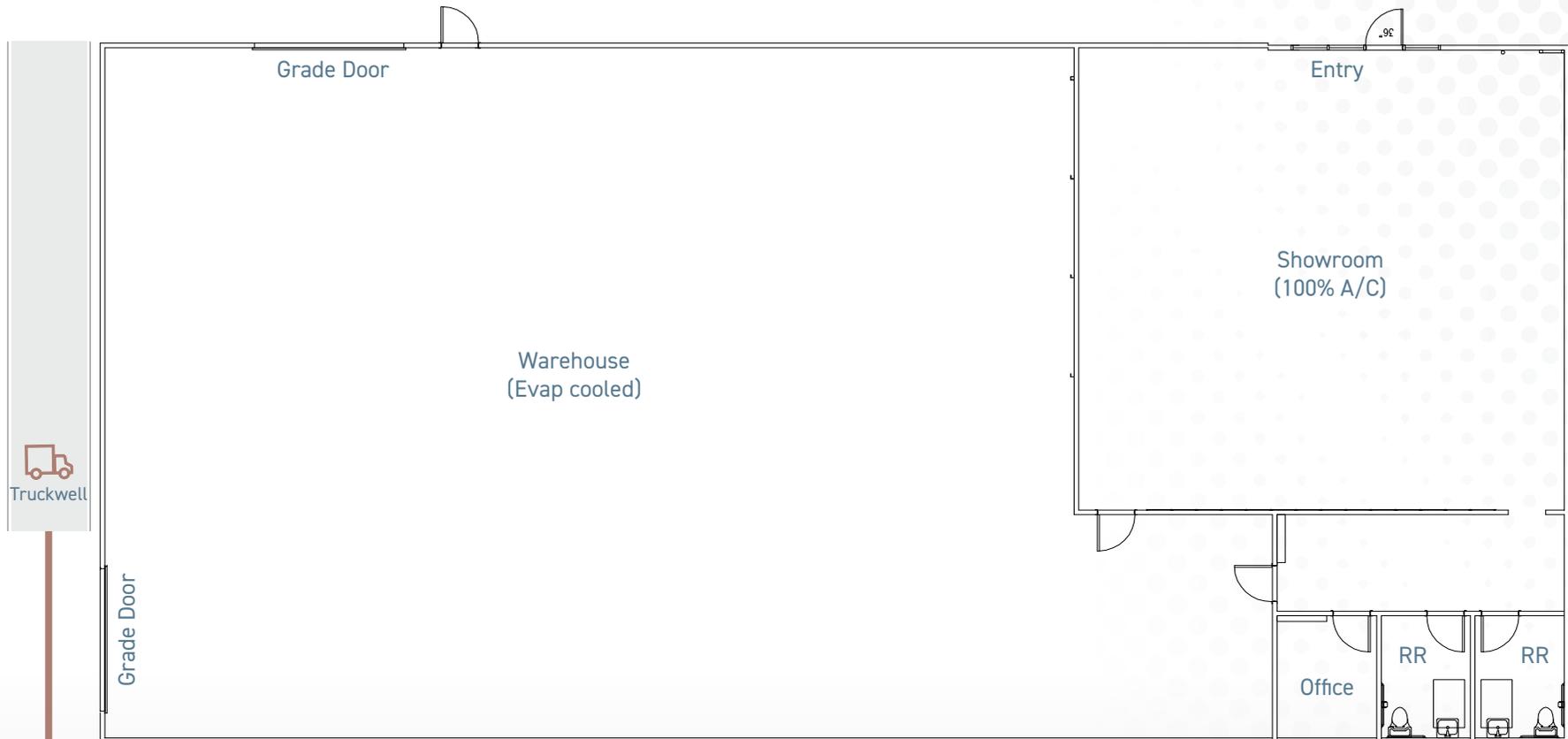
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FLOOR PLAN



±8,400 SF
Freestanding Showroom/Warehouse
Two (2) grade doors (new)
One (1) truckwell
One office, two restrooms



NOT TO SCALE

AERIAL OVERVIEW | NEIGHBORING TENANTS

aramark **BAY** LOGISTICS
 SARGON **W** WAYMO
 Denali MetalWorks **RIR**
FERGUSON WATERWORKS

±10 minutes to Phx. Sky Harbor

2120
 S 7TH ST

Immediate access to I-17

amazon **PILOT** FREIGHT SERVICES
DHL SouthernCarson
LWA USA **W** western window systems

APS BioGroup **VIKING** SupplyNet
GREENCRAFT *Wheels for Your Lifestyle*
Rose PAVING LLC **ufs**
SEALCO IRON MOUNTAIN®
WHITE CAP **PHILLIPS** 66
 Engineered in Phoenix

PRIMO **PROLOGIS**®
HQ **NEFCO**
SOUTHWEST FASTENER **WHEEL PROS**
 SERVICE SETS US APART **MarLam Industries**

CED **MIDSTATE** MECHANICAL
FASTENAL **RLC** LABS
FUGHES
USAirconditioning **Intrepid Coatings**
 The world's largest privately owned HVAC equipment distributor



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