

31,141 SF on 3.38 Acres



For Lease/For Sale

# 234 E MOHAVE STREET

PHOENIX, AZ

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# PROPERTY OVERVIEW



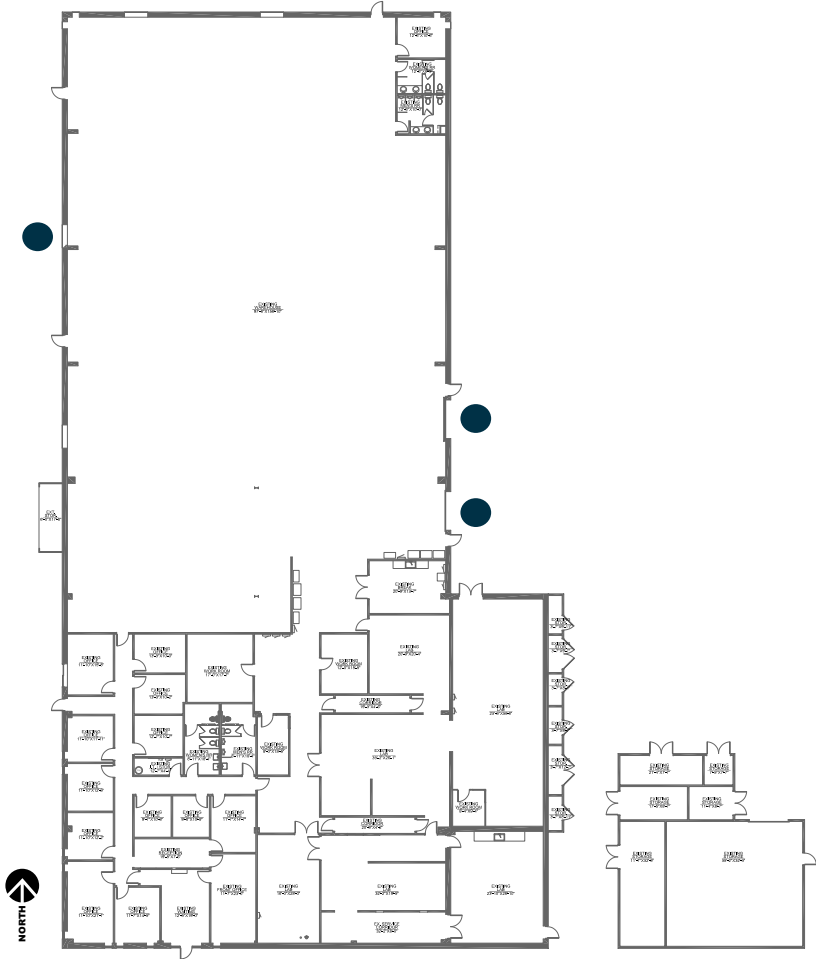
## SUMMARY

*234 E. Mohave Street is an industrial property in a prime central Phoenix location, providing strong access throughout the metro area. Positioned west of Sky Harbor Airport and just north of I-17, the 3.88-acre site includes a metal building originally constructed in 1983, along with a freshly paved, secured, enclosed yard. The improvements offer roughly 5,000 square feet of office buildout in addition to approximately 26,141 square feet of manufacturing/warehouse space, supporting a variety of operational needs.*

- Great location for an owner user/tenant
- Approximately  $\pm 1.5$  - 2 acre yard
- Abundant power ( $\pm 1,600$  Amps/3 Phase)
- Centralized location to Metro Phoenix



# PROPERTY FEATURES




● - Grade Level

  
BUILDING SIZE:  
**±31,141 SF**

  
LOT SIZE:  
**±3.88 Acres**

  
OFFICE:  
**±5,000 SF**

  
POWER:  
**1,600 Amps/  
3 Phase**

  
LOADING:  
**(2) 10' x 10' Grade Level  
(1) 14' x 12' Grade Level**

  
PARKING:  
**±46 Spaces**

  
ZONING  
**A-1,  
City of Phoenix**

  
CLEAR  
HIEGHT:  
**15'8"**

  
BUILDING TYPE:  
**Metal Clear Span**

  
YEAR BUILT:  
**1983**



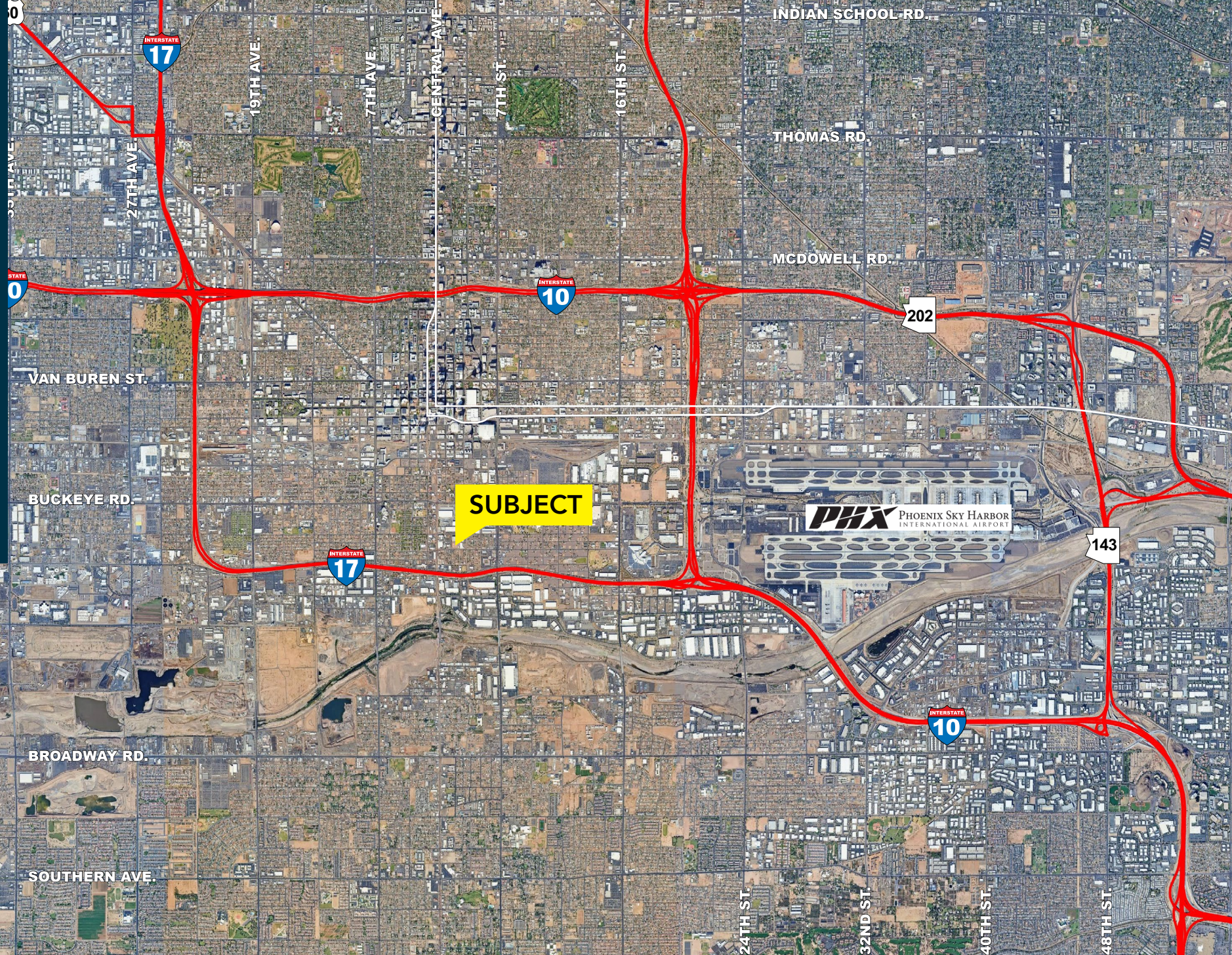


# PROPERTY PHOTOS





# PROPERTY LOCATION



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