

31,141 SF on 3.38 Acres



For Lease/For Sale

234 E MOHAVE STREET

PHOENIX, AZ

Chris McClurg, SIOR

Principal
602.954.3766
cmclurg@leearizona.com

Ken McQueen

Principal
602.474.9564
kmcqueen@leearizona.com

Blake Peters

Principal
602.619.3970
bpeters@leearizona.com

Jack Sims

Associate
602.618.9245
jsims@leearizona.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

PROPERTY OVERVIEW



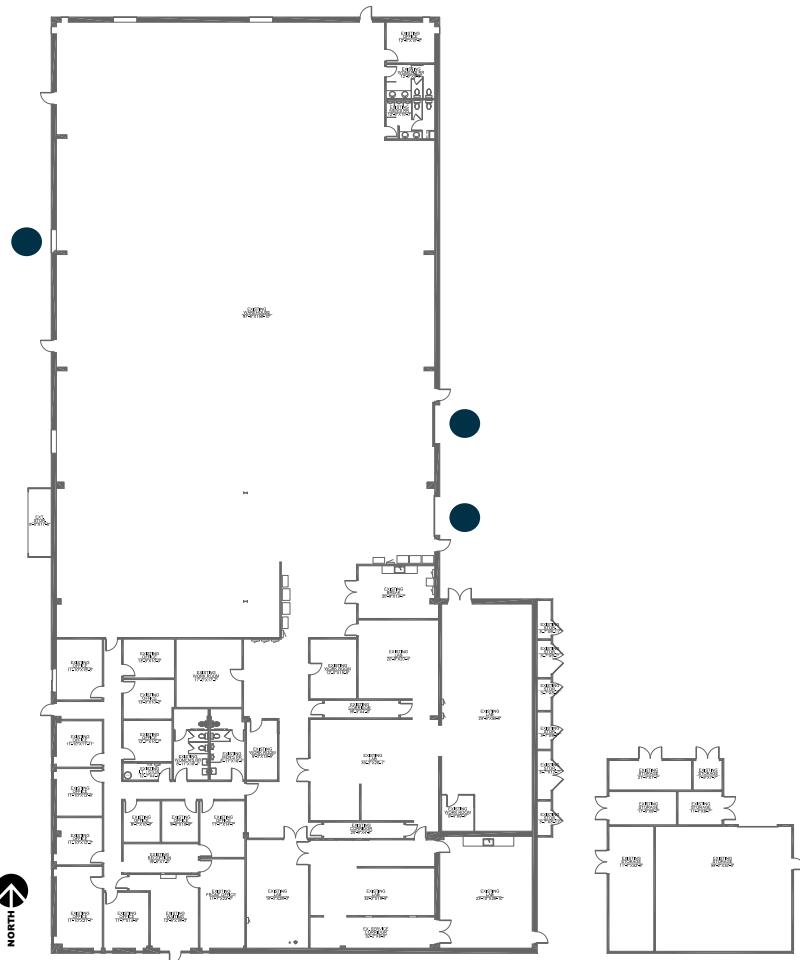
SUMMARY

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.

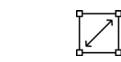
- Great location for an owner user/tenant
- Approximately ± 1.5 - 2 acre yard
- Abundant power ($\pm 1,600$ Amps/3 Phase)
- Centralized location to Metro Phoenix



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



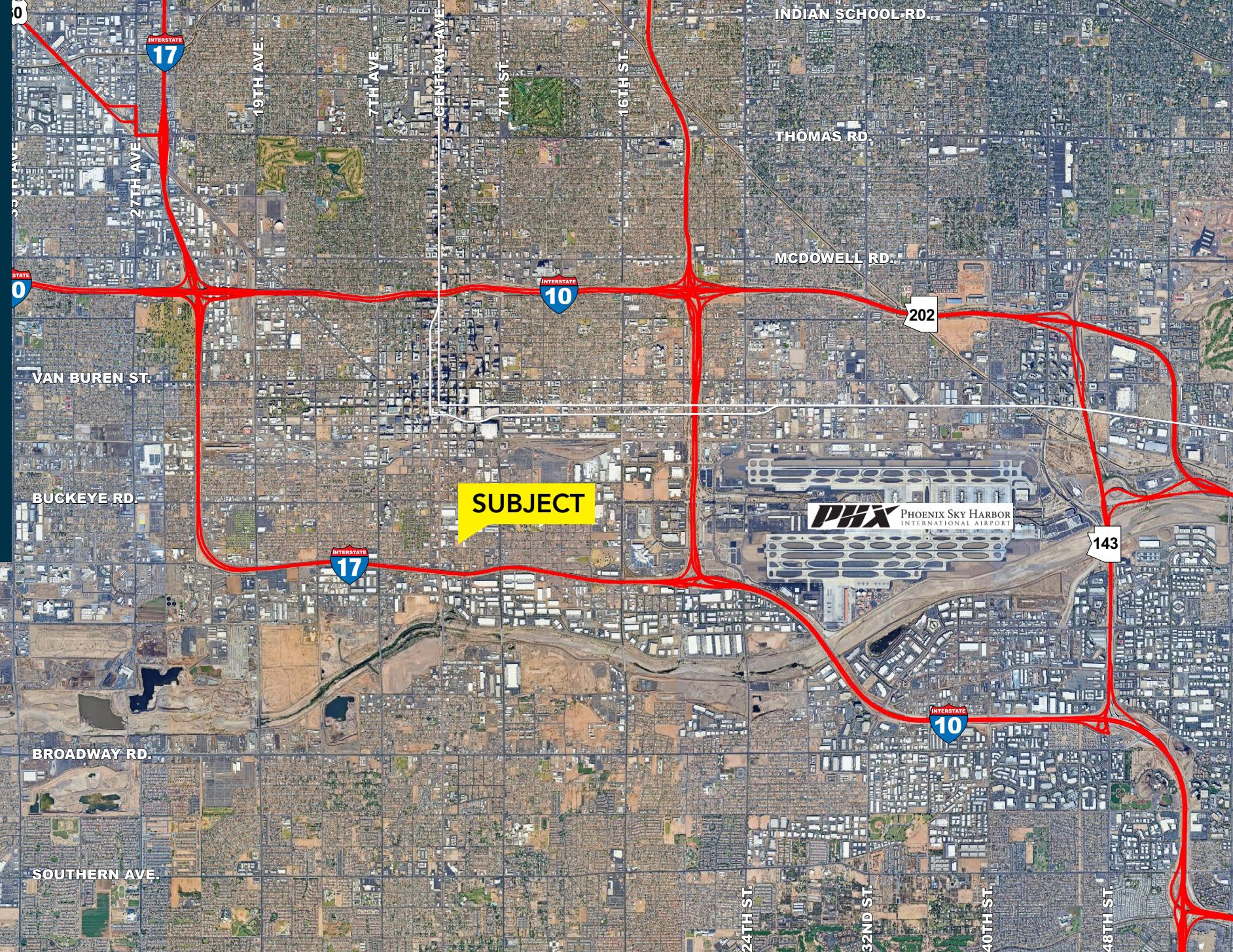
YEAR BUILT:
1983



PROPERTY PHOTOS



PROPERTY LOCATION



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.

LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES