

GENERAL COMMERCE PARK ZONING: ±40,066 SF SITUATED ON 3.85 AC PARCEL WITH HIGHWAY EXPOSURE / SIGNAGE NEAR TSMC

15601 N 28TH AVE | PHOENIX, AZ 85053



FOR SALE

Beth Jo Zeitzer
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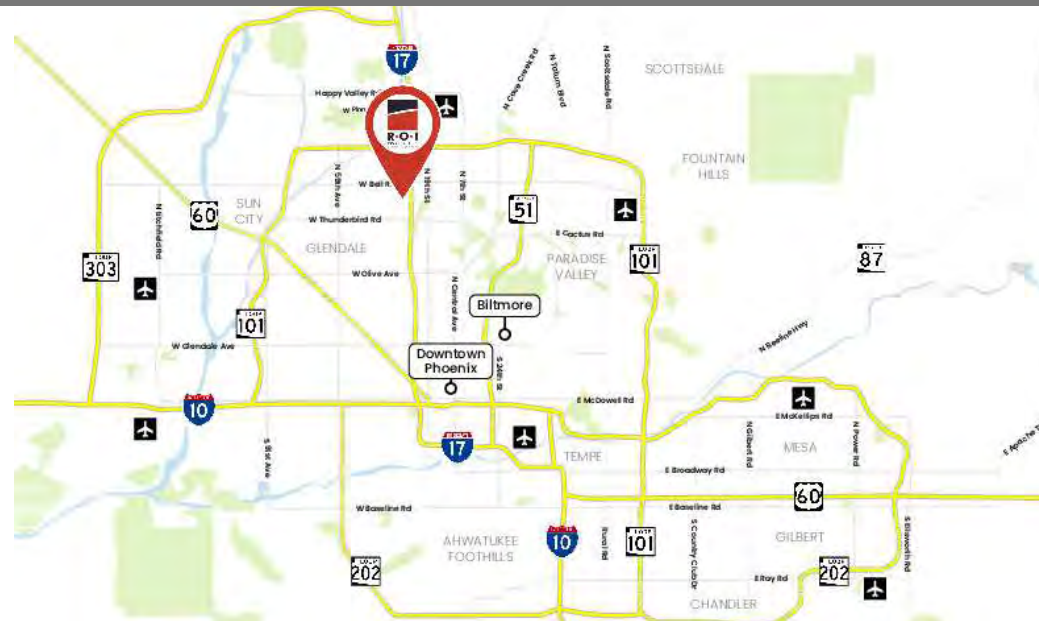
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HIGH EXPOSURE NORTH VALLEY INDUSTRIAL SITE FOR SALE: I-17 NEAR TSMC WITH EXCESS LAND

15601 N 28TH AVE, PHOENIX, AZ 85053
FOR SALE



OFFERING SUMMARY

Sale Price:	\$12,500,000
Price / SF:	\$311/SF
Building Size	40,066 SF
Land Size:	3.85 Acres
Zoning:	Commerce Park

PROPERTY OVERVIEW

The opportunity for sale consists of a 40,066 SF building situated on 3.85 AC (General Commerce Park) parcel. The property has excellent freeway access and visibility. The coverage ratio is currently roughly 16.24% with a General Commerce Park option providing for up to 50% lot coverage (buyer to verify). The improvements are configured for medical office, however may be retro-fitted towards office, research & development, and potentially climate controlled advanced manufacturing. Low lot coverage, commerce park zoning, and excess land presents an opportunity for redevelopers and end users.

PROPERTY HIGHLIGHTS

- Existing Building with Excess Land, Highway Exposure and Commerce Park (General Commerce Park Option) Zoning
- Close Proximity to Deer Valley Industrial Submarket, TSMC, and has easy access to I-17
- General Plan Calls for Industrial Land Use, Zoning Provides for High Lot Coverage

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3.85 AC COMMERCE PARK (GENERAL COMMERCE PARK OPTION) ZONING, ON I-17 WITH MONUMENT SIGNAGE

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CLOSE PROXIMITY TO DEER VALLEY, I-17 / LOOP 101, TSMC

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IMMEDIATE ACCESS TO I-17 WITH FRONTAGE AND ELECTRONIC MONUMENT SIGNAGE

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15 MINUTES FROM TSMC & MACK DEVELOPMENT (DESERT OASIS), 10 MINUTES FROM DEER VALLEY INDUSTRIAL SUBMARKET

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