

FOR SALE, LEASE OR GROUND LEASE

























22,593 SF | ±1.89 ACRES



2424 EAST MCDOWELL ROAD
PHOENIX, ARIZONA



PROPERTY INFORMATION

 Property Addresses	2424 East McDowell Road 1627 North 24 th Street Phoenix, AZ 85008	 Warehouse Lighting	LED
 Building Size	±22,593 Square Feet	 Construction Type	Reinforced Concrete Split Block
 Showroom/ Warehouse	±22,593 Square Feet	 Roof Type	Spray Polyurethane Foam
 Land Size	±82,459 SF (±1.89 AC)	 Floor	Concrete
 APN	120-39-035 120-39-042B 120-39-042D	 Sprinkler System	100%
 Building Coverage	0.26	 Parking Ratio	2.35/1,000 SF
 Year Built	1988	 Outside Storage Yard	60,000 SF
 Clear Height	18 Feet	 Zoning	C-2 City of Phoenix
 Cooling	100% Air Conditioning	 Electrical Service	SRP
 Roll-up Doors	11	 2025 Taxes	\$53,047.46
 Building Width & Depth	211' x 249'	 Frontage	Frontage A (24 th Street) - 249' Frontage B (McDowell Road) - 211'
 Typical Column Spacing	40'	 Signage	2 Pylons, 24 th Street & McDowell Road



202

MCDOWELL ROAD (VPD 30,345)

SITE



24TH PLACE



24TH STREET (VPD 32,690)





mortgage
matchup
center



DOWNTOWN
PHOENIX

202

51

SITE

MCDOWELL ROAD (VPD 30,345)

NORTH 24TH STREET (VPD 32,690)



ASU Arizona State University

PHX PHOENIX SKY HARBOR INTERNATIONAL AIRPORT

202

2424

211'

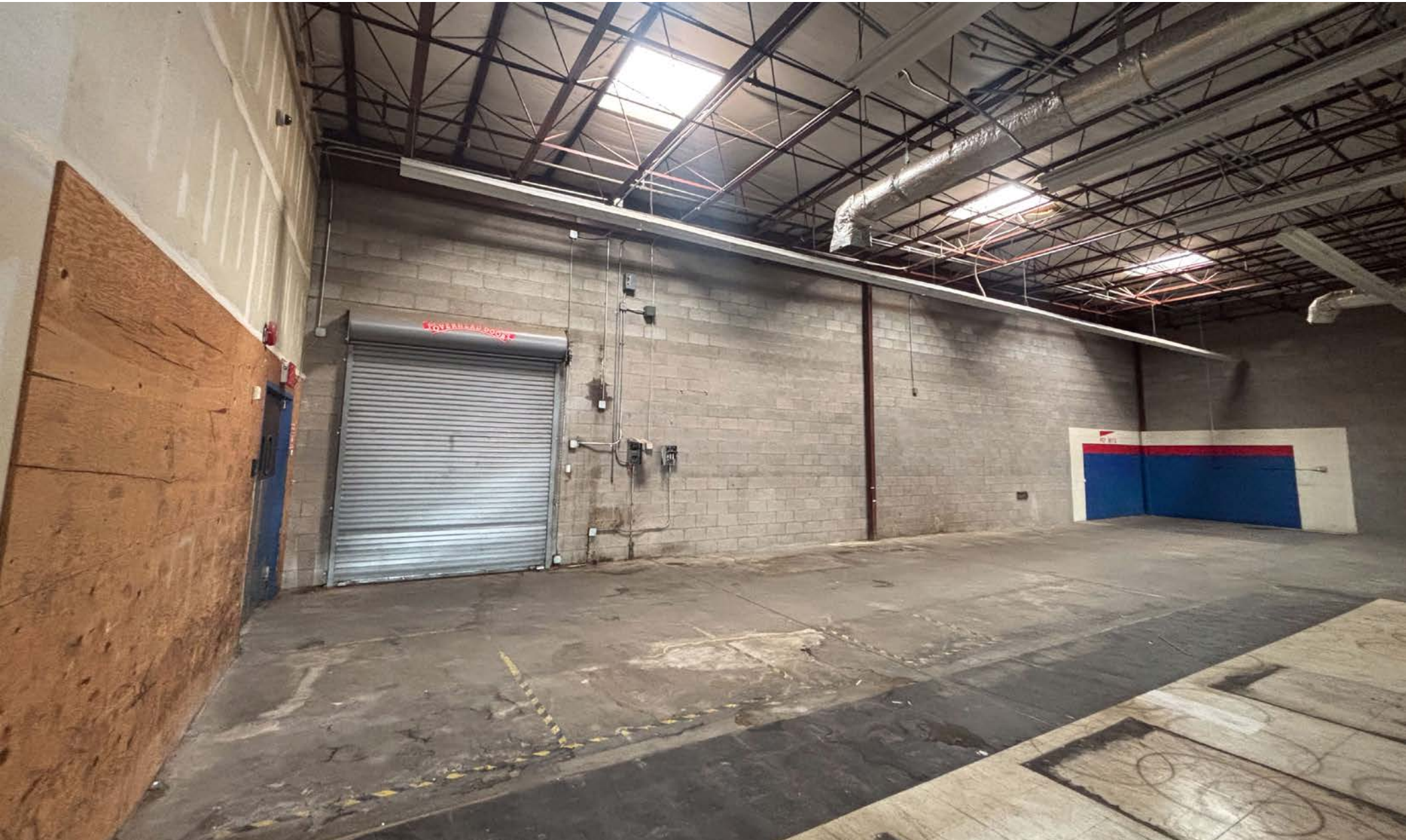
249.2'

N

INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



EXTERIOR PHOTO



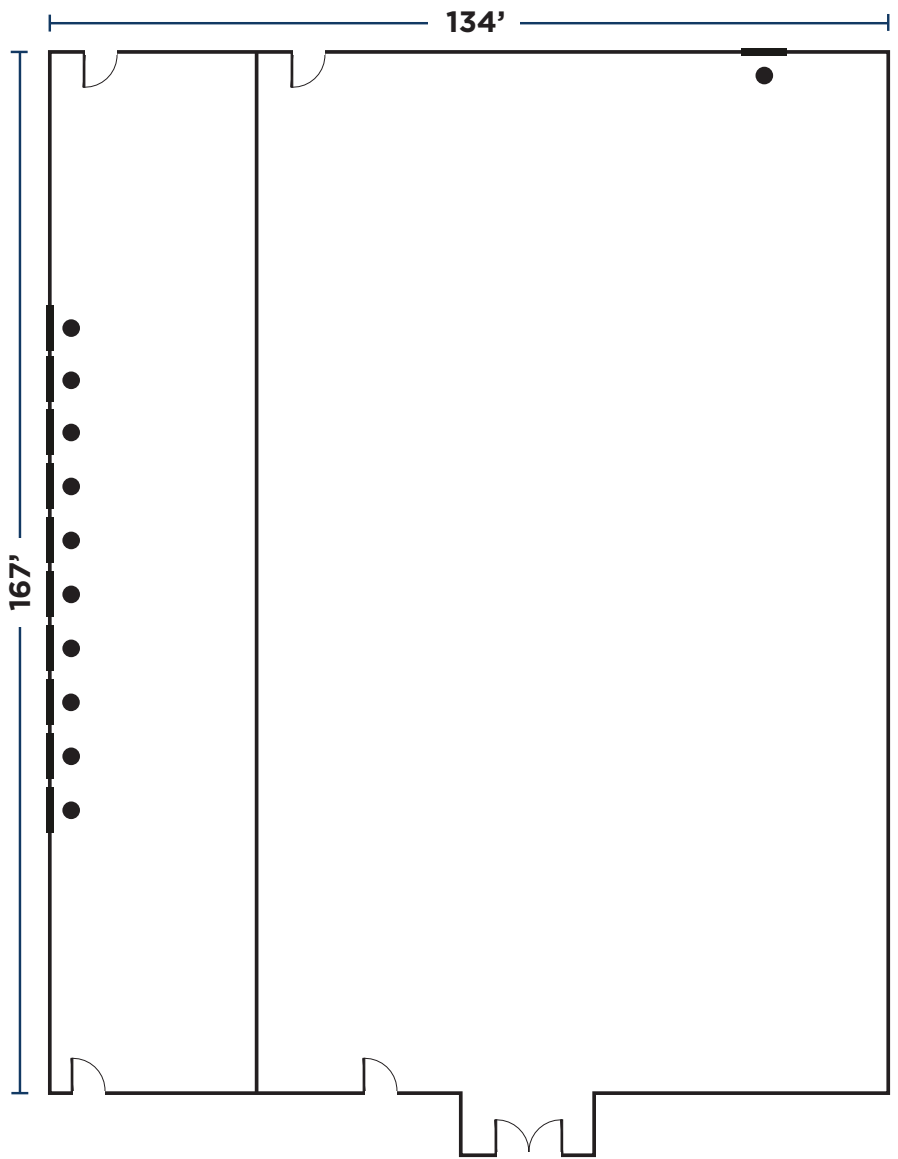
EXTERIOR PHOTO



EXTERIOR PHOTO



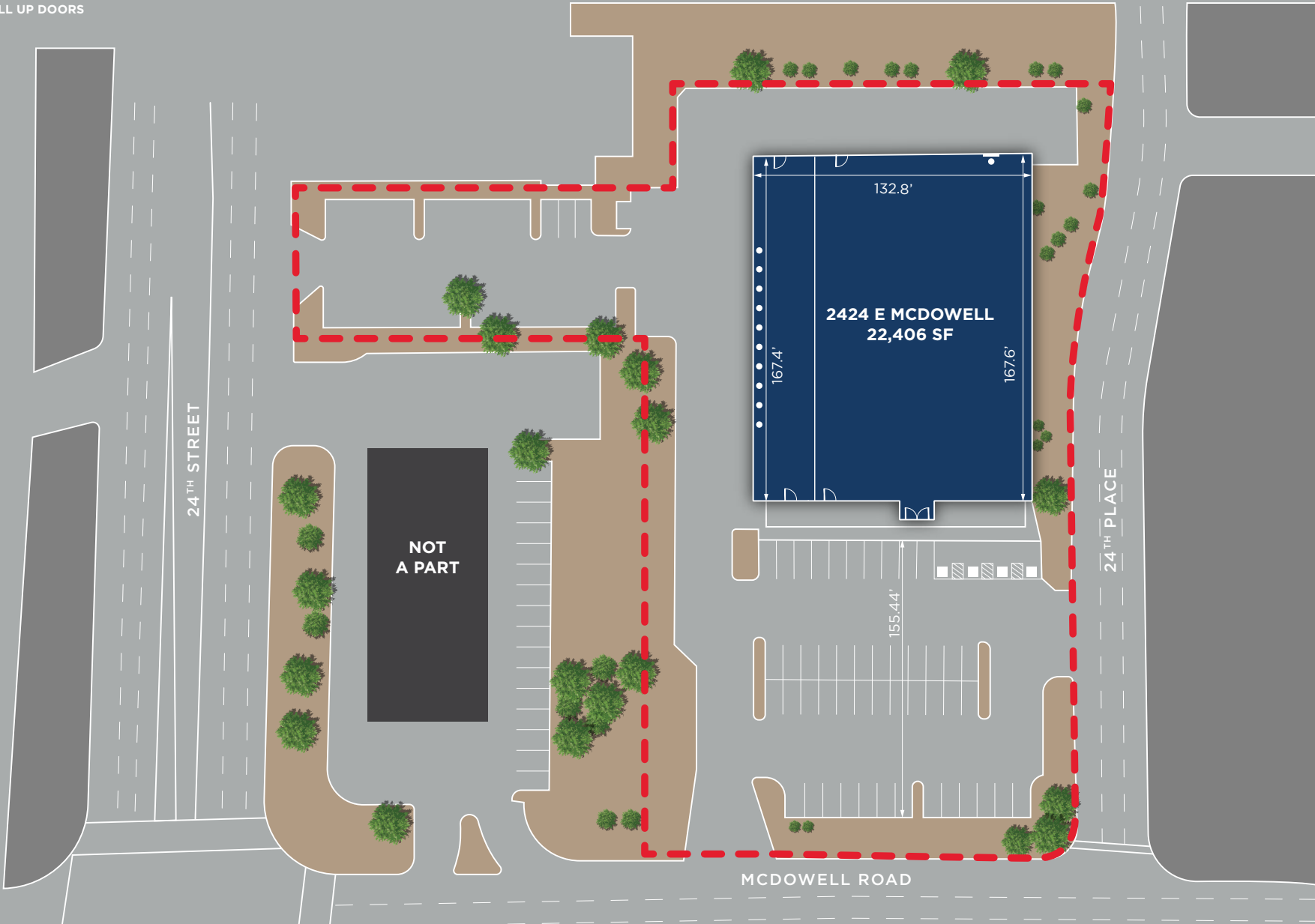
FLOOR PLAN



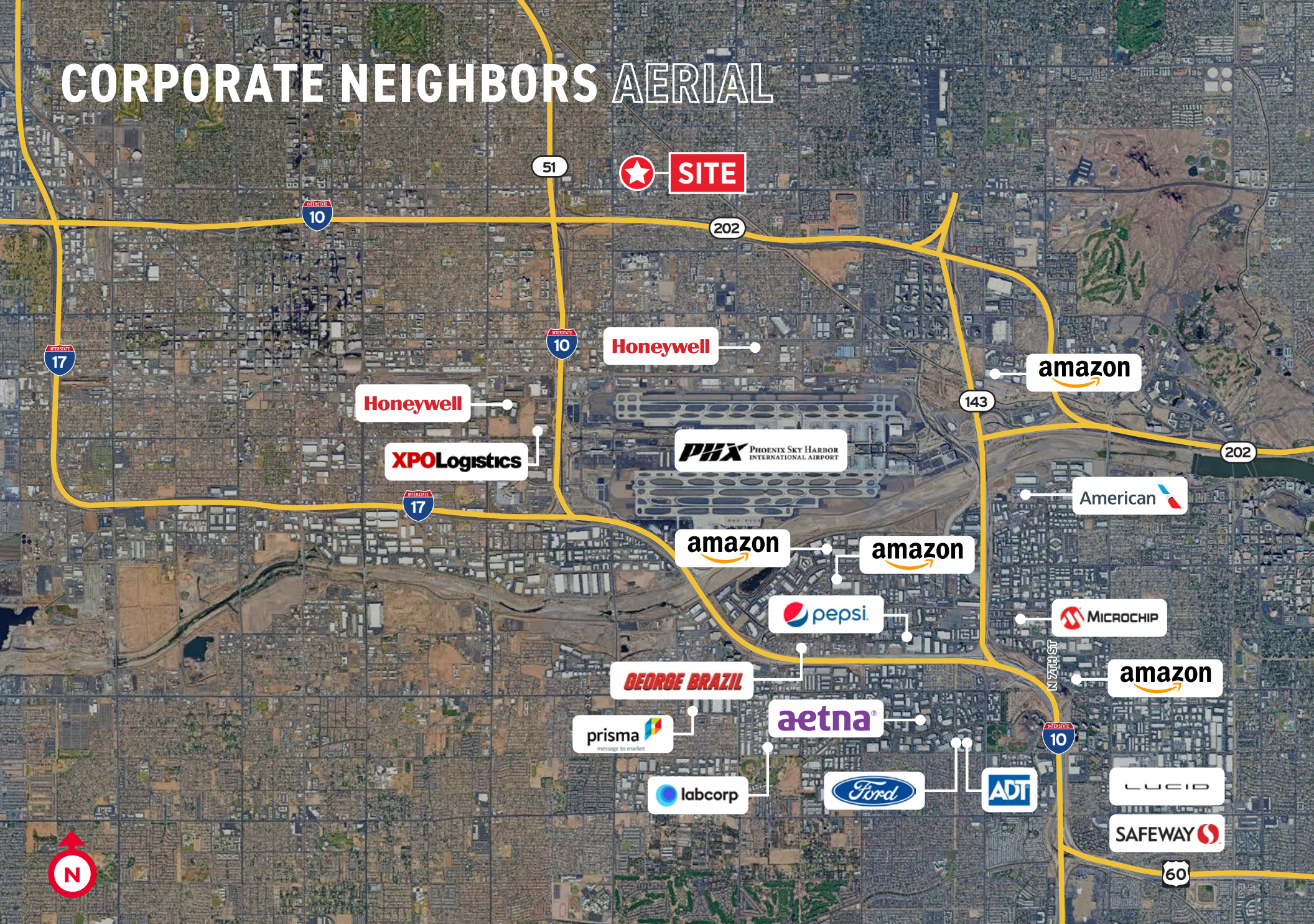
● ROLL UP DOORS

SITE PLAN

● ROLL UP DOORS



CORPORATE NEIGHBORS AERIAL



RETAIL AMENITIES

TOWN & COUNTRY SHOPPING/DINING



ARCADIA PROMENADE RETAIL/DINING



ARCADIA CROSSING SHOPPING/DINING



CAMELBACK COLONNADE SHOPPING/DINING



ARCADIA FIESTA SHOPPING/DINING



DESERT PALMS POWER CENTER SHOPPING/DINING



SITE



E MCDOWELL RD

N 24TH ST

N 32ND ST

N 44TH ST

E THOMAS RD

51

51

202



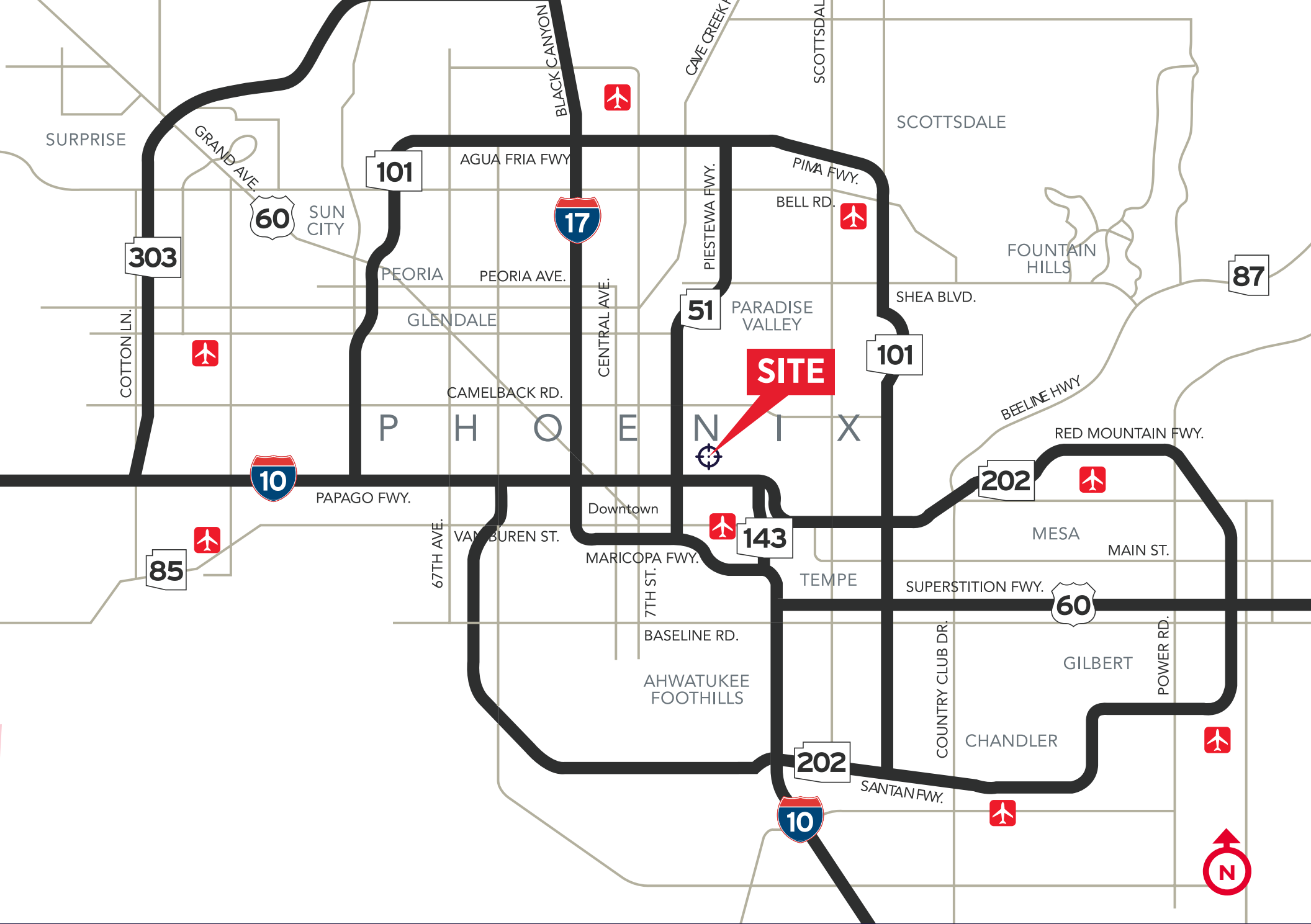


N 24TH STREET

N 24TH PLACE

E MCDOWELL ROAD







CONTACT

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