



# OLIVE BUSINESS PARK- 9299 W OLIVE AVE UNIT 109

Evap Cooled Warehouse | Owner/User Or Investment Sale

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**CUTLER COMMERCIAL**

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## Property Summary



### PROPERTY DESCRIPTION

Industrial Condo Unit Available for Sale in Olive Business Park with minimal office buildouts ideal for both investors and industrial users alike.

**+/- 20' CLEAR HEIGHT IN WAREHOUSE- EVAP WAREHOUSE**

**2006 YEAR BUILT**

**TOTAL SQUARE FOOTAGE +/-3,105 SF**

**+/-12'X14' GRADE LEVEL DOORS**

**3 PHASE POWER, +/- 277/480V 200 AMPS (BUYER TO VERIFY)**

**UNIT IS OCCUPIED- DO NOT DISTURB TENANT, CONTACT BROKER WITH QUESTIONS OR TO TOUR**

### OFFERING SUMMARY

#### UNIT NUMBER 109

Sale Price Per Unit:	\$739,000
Sale Price Per SF:	\$238/sf
Size Per Unit:	+/- 3,105 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	180	1,009	4,725
Total Population	528	3,018	12,943
Average HH Income	\$86,579	\$93,269	\$88,690

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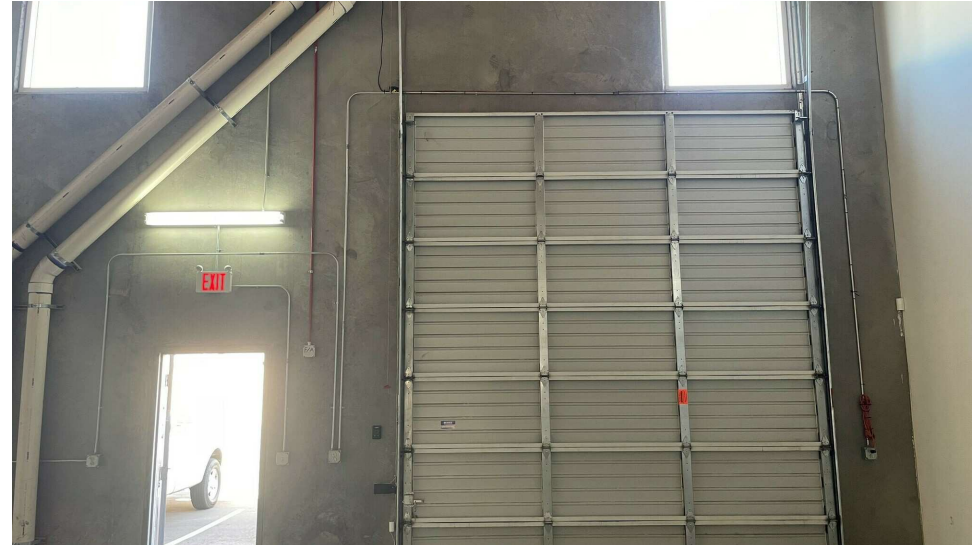
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# 9299 W OLIVE AVE

Peoria, AZ 85345



## Additional Photos



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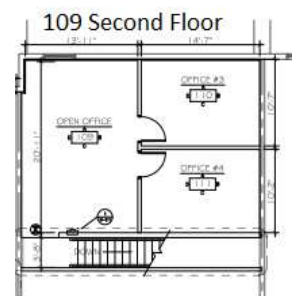
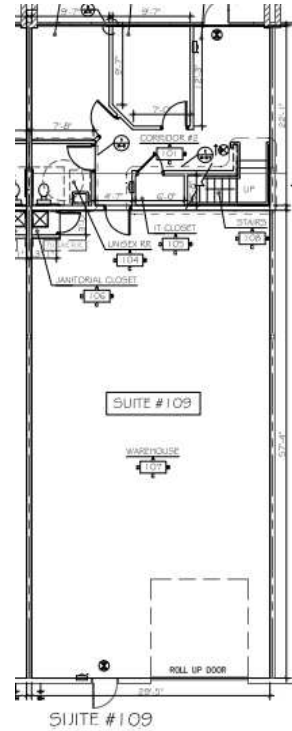
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## Floor Plan Suite 109



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NOTE: ALL DIMENSIONS ARE APPROXIMATE AND THE SITE PLAN/FLOOR PLAN IS NOT TO SCALE

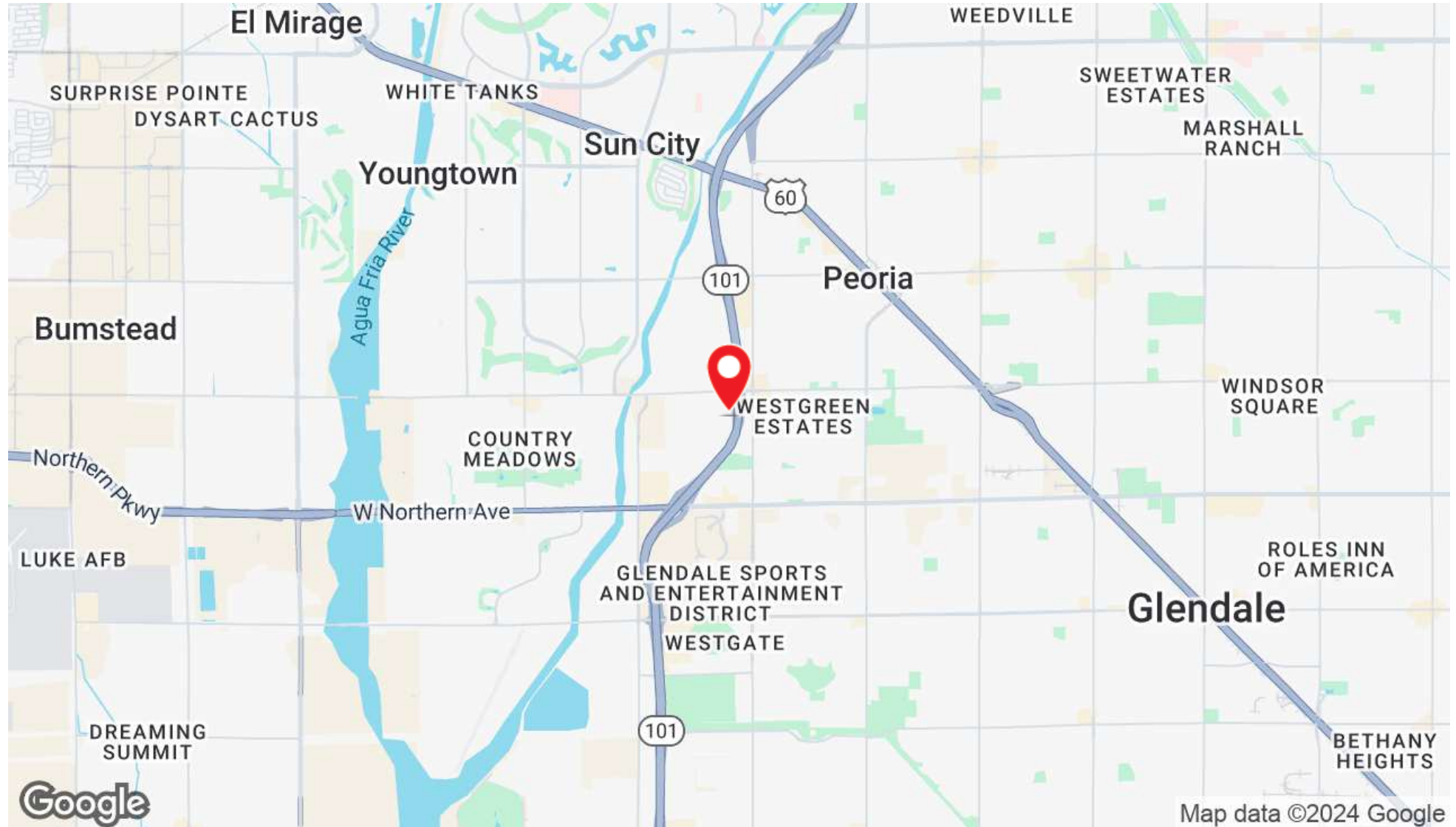
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## Location Map



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