

5,000 SF - Industrial Building on 2.26 Acres

FOR SALE/LEASE



1835 S 19th Ave - Phoenix, AZ

FEATURES:

- ▶ **Building:** 5,000 SF
- ▶ **Office:** 2,100 SF
- ▶ **Lot:** 2.26 Acres (Paved/Fenced)
- ▶ **Zoned:** A-2 (City of Phoenix)
- ▶ **Signage:** I-17 (Maricopa Fwy)
- ▶ **Frontage:** 19th Ave (Arterial)

1702 E Highland Ave | Suite 120, Phoenix, AZ 85016

DAUM

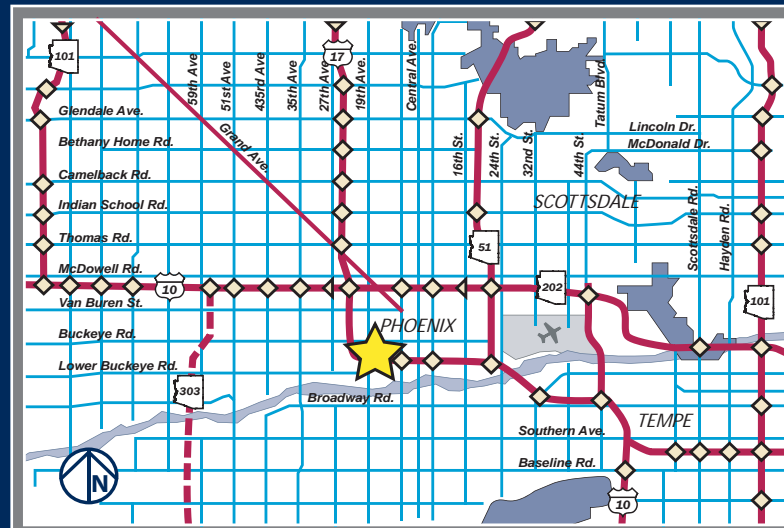
COMMERCIAL REAL ESTATE SERVICES

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1835 S 19th Ave - Phoenix

STREET ADDRESS	<u>1835 S 19th Ave</u>	BUILDING SIZE	<u>5,000 SF</u>
CITY/STATE/ZIP	<u>Phoenix AZ, 85009</u>	AVAILABLE SQ.FT.	<u>5,000 SF</u>
MAJOR X-ROADS	<u>19th Ave & I-17 Maricopa Fwy</u>	LAND SIZE (ACRES)	<u>2.26 Acres</u>
YEAR BUILT	<u></u>	ZONING	<u>A-2 (City of Phoenix)</u>

BUILDING SPECIFICATIONS

CONSTRUCTION	<u>Steel</u>	AMP	<u>200 Amps</u>	GRND. LEVEL	<u>1</u>
CLEARANCE	<u>18'</u>	VOLT	<u>110/220 Volts</u>	DOCK HI(#)	<u>No</u>
ROOF TYPE	<u></u>	PHASE	<u></u>	TRUCKWELL	<u>No</u>
SKYLIGHTS	<u>No</u>	SPRINKLERS	<u>No</u>	CRANES	<u>No</u>
RESTROOMS	<u>Yes</u>	AIR CONDS	<u>Yes</u>	RAIL	<u>No</u>
DIMENSIONS	<u></u>				

FEATURES

<u>Fenced Yard</u>
<u>Freeway Signage (I-17 Maricopa Fwy)</u>

OFFICE SPECIFICATIONS

SQ. FT.	<u>2,100 SF</u>	# OFFICES	<u>1</u>	MEZZANINE	<u>Yes (not included in SF)</u>
AIR COND	<u>Yes</u>	HEAT	<u>Yes</u>	RESTROOMS	<u>1M/1F</u>

LAND

DIMENSIONS	<u>318' x 305'</u>
YARD	<u></u>
PARKING	<u></u>

UTILITIES

POWER CO	<u>APS</u>
GAS CO	<u>No</u>
WATER CO	<u>City of Phoenix</u>
SEWER CO	<u>City of Phoenix</u>

LEASE INFO

RATE	<u>\$4,500.00 /Mo.</u>
TYPE	<u>NNN</u>

TAXES

AMOUNT	<u>\$9,263.98</u>
YEAR	<u>2009</u>

PARCEL #	<u>105-31-135</u>
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INSPECTION & POSSESSION

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