

36,700 SF - Industrial Manufacturing Building - FOR SALE

\$950,000.00 (\$25.89 /SF)



2308 S 11th Ave - Phoenix, AZ



FEATURES:

- Building: 36,700 SF
- Office: 1,500 SF
- Lot: 1.89 Acres
- Clearance: 16'
- Zoning: A-2 (City of Phoenix)
- Paint Booth: Yes
- Power: 277/480v (Heavy Power)
- Extra: Fenced Yard

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

DAUM

COMMERCIAL REAL ESTATE SERVICES

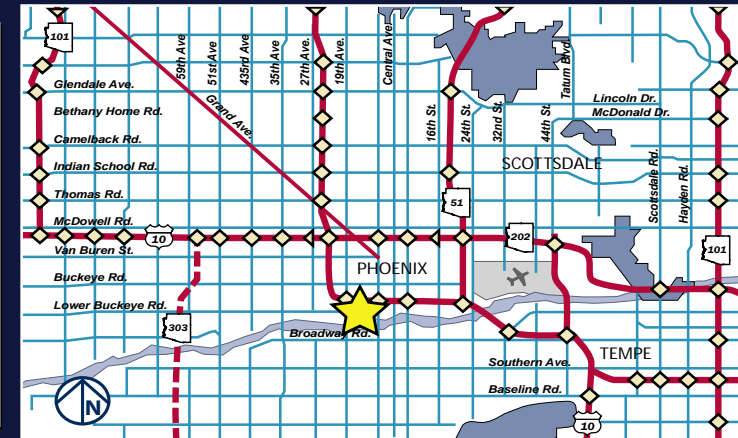
For more information please contact:

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2308 S 11th Ave – Phoenix, AZ

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|----------------|---|-------------------|------------------------------|
| STREET ADDRESS | <u>2308 S 11th Ave</u> | BUILDING SIZE | <u>36,700 SF</u> |
| CITY/STATE/ZIP | <u>Phoenix, AZ 85007</u> | AVAILABLE SQ.FT. | <u>36,700 SF</u> |
| MAJOR X-ROADS | <u>11th Ave & Watkins St</u> | LAND SIZE (ACRES) | <u>1.89 Acres</u> |
| YEAR BUILT | <u></u> | ZONING | <u>A-2 (City of Phoenix)</u> |

BUILDING SPECIFICATIONS

| | | | | | |
|--------------|------------|------------|----------------------|-------------|---------|
| CONSTRUCTION | <u></u> | AMP | <u></u> | GRND. LEVEL | <u></u> |
| CLEARANCE | <u>16'</u> | VOLT | <u>277/480 Volts</u> | DOCK HI(#) | <u></u> |
| ROOF TYPE | <u></u> | PHASE | <u></u> | TRUCKWELL | <u></u> |
| SKYLIGHTS | <u></u> | SPRINKLERS | <u></u> | CRANES | <u></u> |
| RESTROOMS | <u>2</u> | AIR CONDS | <u>Evap Cooled</u> | | |

NOTES

OFFICE SPECIFICATIONS

| | | | | | |
|----------|-----------------|-----------|---------|-----------|-----------|
| SQ. FT. | <u>1,500 SF</u> | # OFFICES | <u></u> | MEZZANINE | <u>NA</u> |
| AIR COND | <u></u> | HEAT | <u></u> | RESTROOMS | <u>1</u> |

LAND

| | |
|---------|---------|
| YARD | <u></u> |
| PARKING | <u></u> |

UTILITIES

| | |
|----------|------------------------|
| POWER CO | <u>SRP</u> |
| GAS CO | <u>SWG</u> |
| WATER CO | <u>City of Phoenix</u> |
| SEWER CO | <u>City of Phoenix</u> |

SPECIAL FEATURES

SALE INFO

| | |
|----------|---------------------|
| PRICE | <u>\$950,000.00</u> |
| PRICE/SF | <u>\$25.89</u> |

LEASE INFO

| | |
|------|------------------------------|
| RATE | <u>\$9,175.00 (\$.25/SF)</u> |
| TYPE | <u>NNN</u> |

TAXES

| | |
|--------|--------------------|
| AMOUNT | <u>\$38,574.52</u> |
| YEAR | <u>2010</u> |

PARCEL NUMBER 105-35-050

INSPECTION & POSSESSION

| | |
|--------------|---------------------------------------|
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