

# FOR SALE

## 1726 WEST LINDEN STREET

PHOENIX, ARIZONA 85007



## OWNER/USER OPPORTUNITY

±1.44 Acre Site

±19,100 Square Feet Total

±13,100 Square Foot Warehouse, ±20' - 24' Clear Height, Sprinklered

±4,000 Square Foot Cross Dock Warehouse with Office

±2,000 Square Foot Mechanic's Shop, ±16' Clear Height, Mezzanine Storage

Gated & Paved Yard, Access via Linden Street, 18th Avenue, & Latham Street

Truckwell Loading

A-1 Light Industrial Zoning

2 Restrooms, 1 with Shower

Proximity to I-10, I-17, & Grand Avenue

Call Brokers for Pricing



### Chad Kirkorsky

Partner

480.330.2824

chad@citywidecre.com

### Nick DePaul

Vice President

480.414.3818

nick@citywidecre.com

### Preston Brimhall

Sales & Leasing

602.619.9350

preston@citywidecre.com



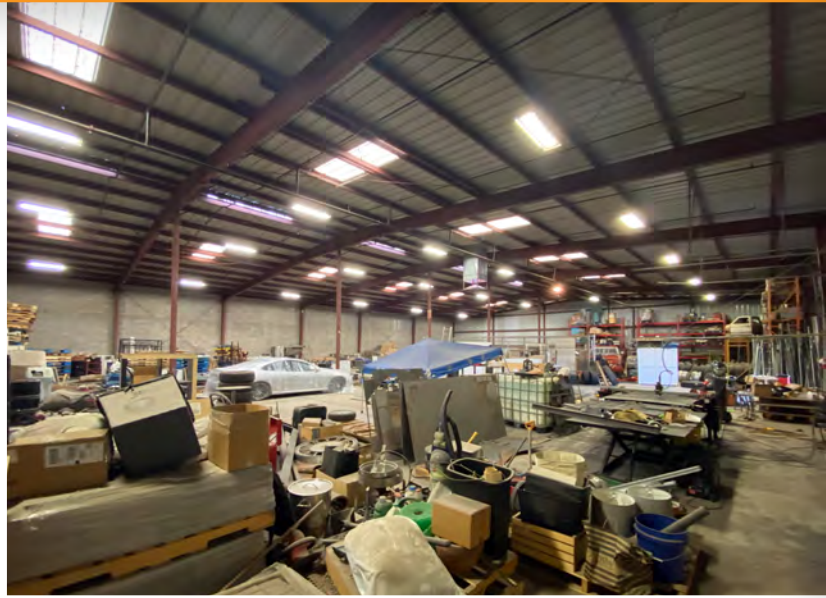
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