

NOW VACANT

NEW EXTERIOR PAINT

MAJOR PRICE REDUCTION

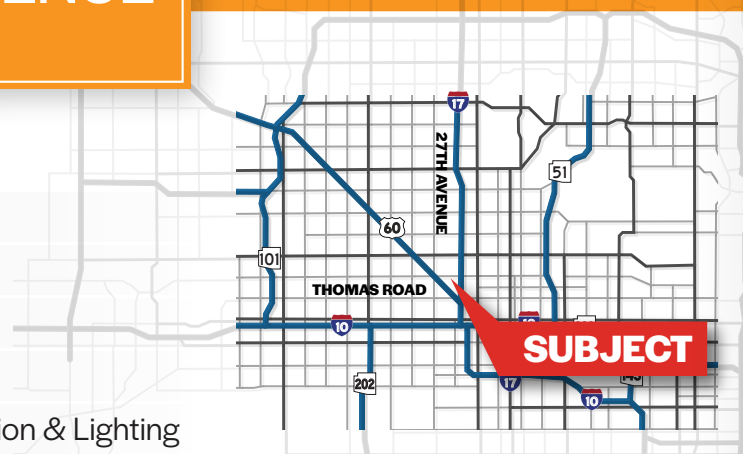
FOR SALE OWNER/USER

**BACK
ON THE
MARKET**

2841 WEST CLARENDON AVENUE
PHOENIX, ARIZONA 85017

PROPERTY OVERVIEW

- \$6,450,000 Sales Price (\$104 Per Square Foot)
- ±61,782 Square Foot Building
- ±6,000 Square Foot Office Space
- ±2.79 Acres Total Land Area
- ±13,460 Covered Canopy Area with Electrical Distribution & Lighting
- Built 1974 & 1988
- 2023 Real Estate Taxes \$41,327.34
- A-1, City of Phoenix Zoning
- 1,600 Amps, 277/480V & 600 Amps, 120/208V
- 20' - 26' Clear Height
- 6 Dock High Doors, 1 Grade Level Door
- Fire Sprinklers
- Private Yard, Skylights, Paint Booth, AC Production Room
- Located in an Opportunity Zone



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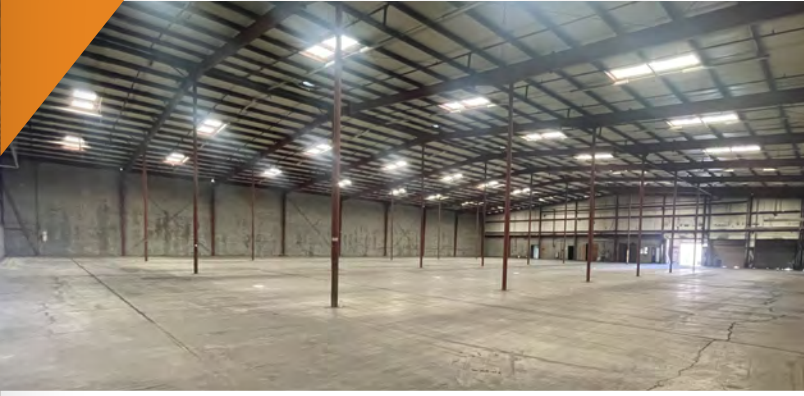
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citywide
COMMERCIAL REAL ESTATE

FOR SALE OWNER/USER



FOR MORE INFORMATION

Chad Kirkorsky

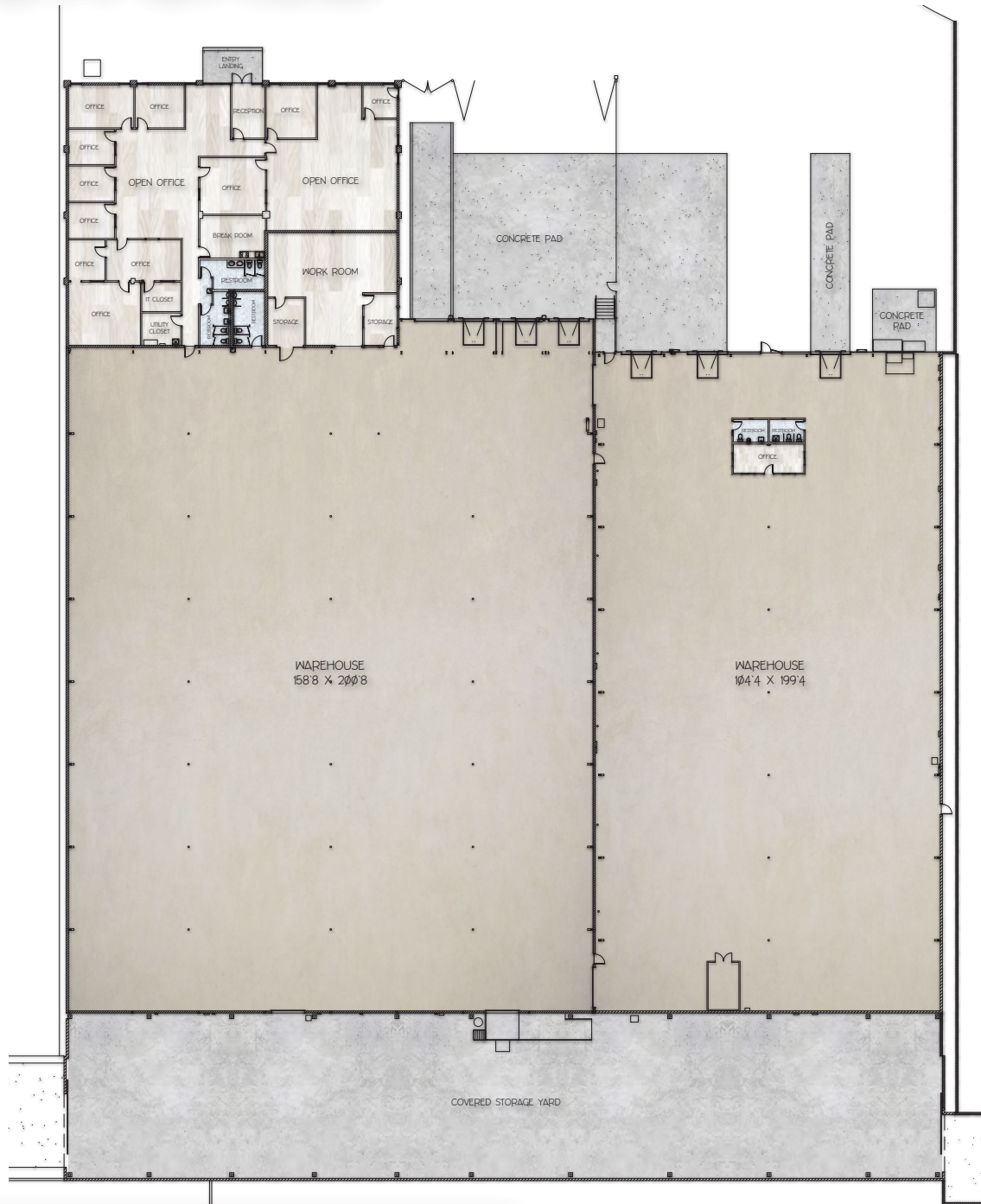
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