



For Sale: Industrial Property

2639 West Lone Cactus Drive

Phoenix, AZ 85027

Property Information & Building Features

Market	Deer Valley/Pinnacle Peak	Clear Height	19'
Zoning	A-1	Loading	2 Truck Wells with Levelers - 48" dock face 23 Delivery Truck Docks - 24" dock face
Acreage	2.41 Acres	HVAC	Evap Cooled
Building Size	22,884 SF	Parking	89 Spaces
Build Out	Warehouse: 13,838 SF Office: 4,426 SF (2 Story) Covered Loading Canopy: 4,620 SF (Lit & Sprinkled)	Power	200 AMP 208/120V 3 Phase
Year Built	1980	Construction	Concrete tilt-up
Roads/Major Intersections	The property is 0.14 miles West of Interstate 17 and 0.74 miles North of AZ-SR 101	Lighting	LED w/ motion sensors
		Fire Suppression	WET system

Sale Price: \$5,800,000 (\$254.43 PSF)

LEASE BACK BY FRITO LAY:

Frito Lay will do a short-term leaseback through 12/31/24.

Detailed Property Description

The subject property, located in Phoenix, Arizona, is 22,884 square feet and sits on approximately 2.41 acres. The site features excellent accessibility to/from Interstate 17 and AZ-SR 101, providing immediate access to the valley's freeway system.

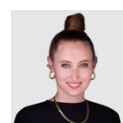
For More Information



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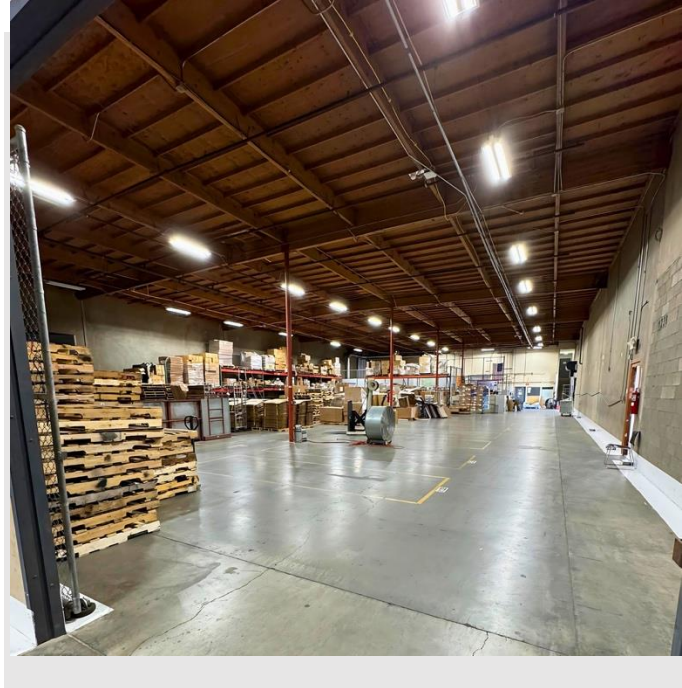
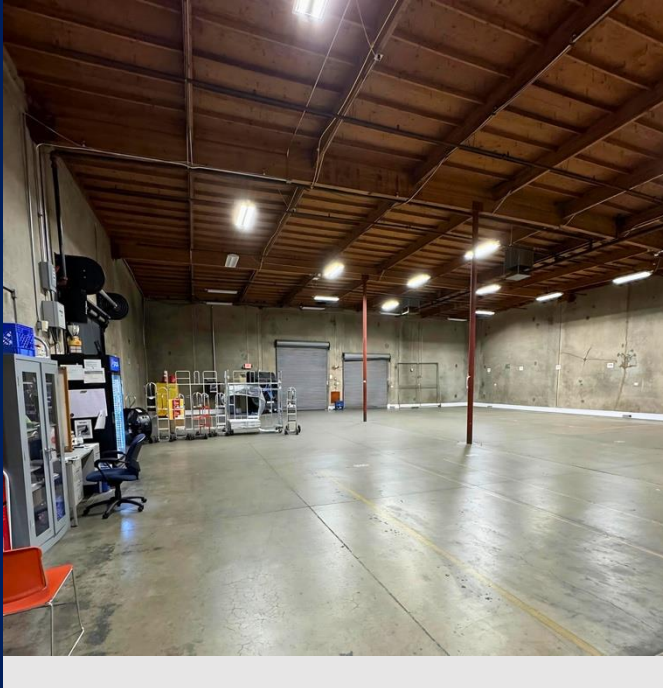


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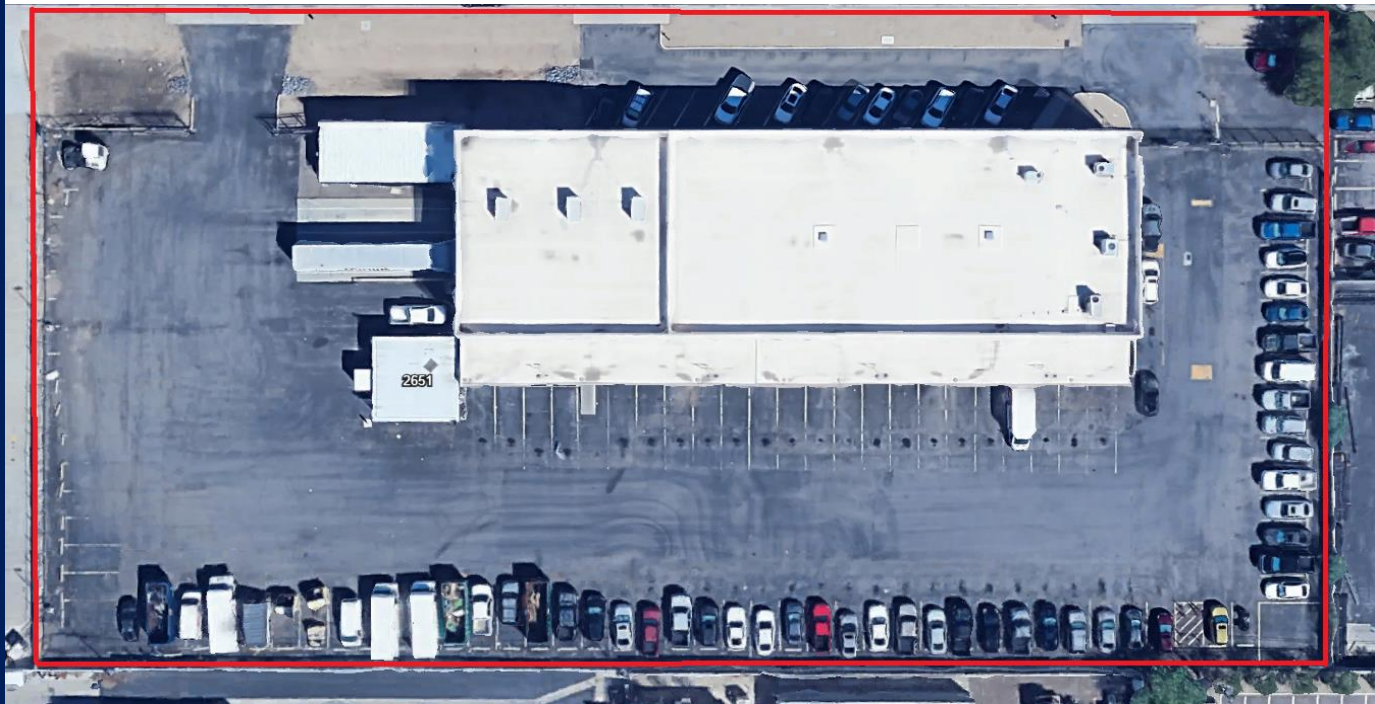
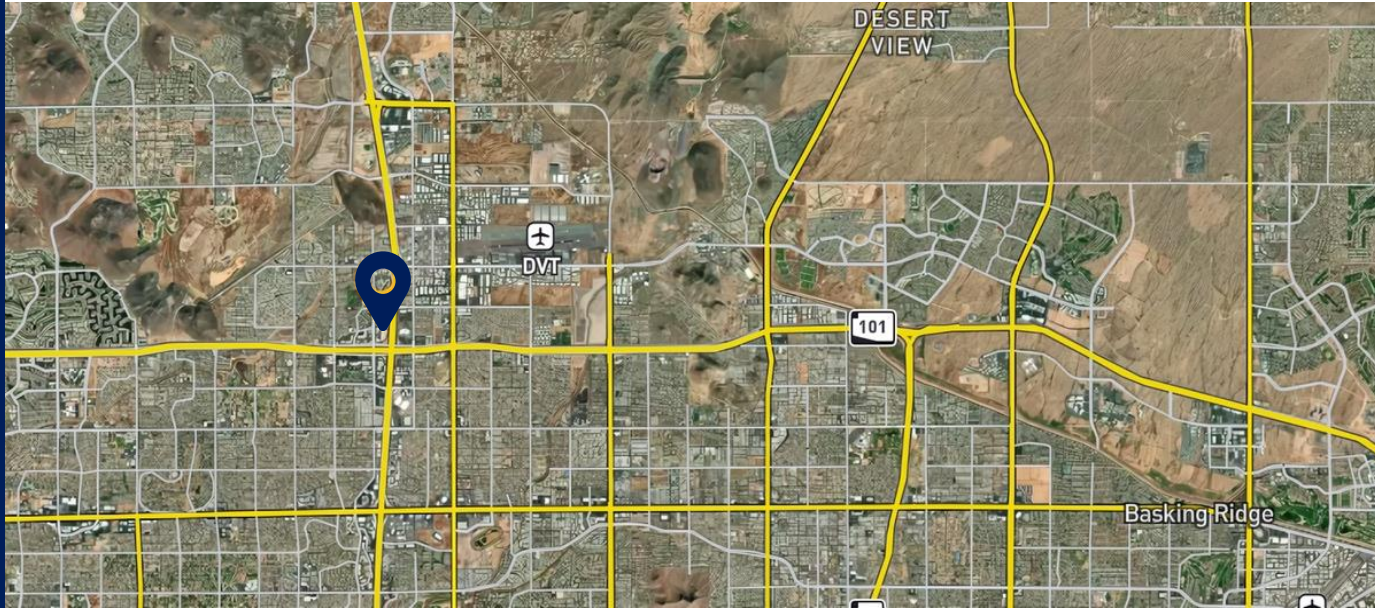


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