



SPACE AVAILABLE:

BUILDING SIZE | 8,643 SF (GBA)
LOT SIZE | 1.57 ACRES

PRICE:

\$1.95 MILLION

HIGHLIGHTS:

- Perfect Corporate Headquarters Location or Owner Occupied Investment Property
- 14 Private Offices with additional office in warehouse
- Building Security System
- 1,915 SF Warehouse/Garage with 4' Loading Dock
- Large Parking lot with Front Door Parking
- Double Lot for Expansion
- **Building also available FOR LEASE!**



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This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income and expenses are approximate. Buyers or lessors should conduct their own independent investigations and rely on those results.

PROPERTY DETAILS

Parcel ID: 1505-001-100

Legal: ARIZONA COMMERCIAL ADD Block: 1 EAST 228' OF LOT 2

Zoning: MA - Light Commercial

Lot Size: 68,190 SF (228' x 299')

Building Size: 8,643 SF

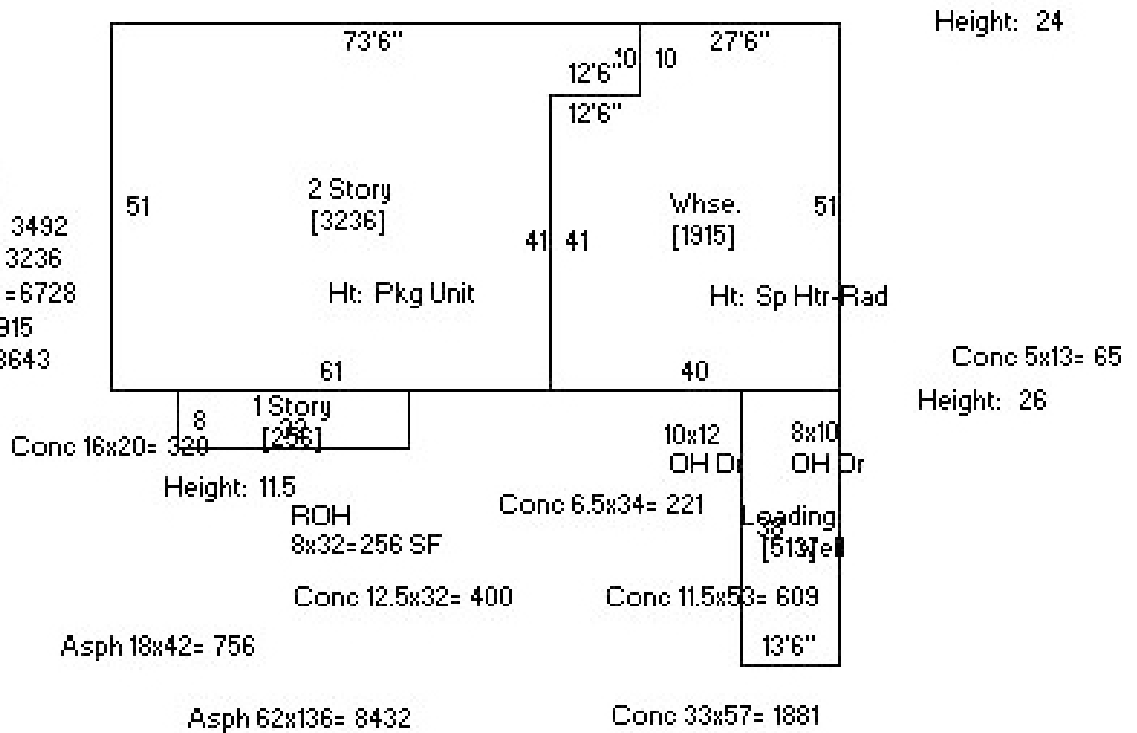
Year Built: 2007

2023 Taxes: \$20,470.89

Special Assessments: None at this time

Section 14
 Class S
 Built: 2007
 Type: 2 ST Metal
 Main Flr Office 3492
 2nd Flr Office 3236
 Total Office SF = 6728
 Whse. SF: 1915
 Total SF: 8643

Perimeter: 320
 Height: Ave 25
 Loading Well 513
 Asphalt: 9188
 Concrete: 3496



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PROPERTY DETAILS

MAIN FLOOR - 3,492 SF OFFICE

- Reception Area with Built-In Desk
- Lobby/Waiting Area
- 6 Private, Windowed Offices with Sidelight Doors
- Copy/File Work Room
- Break Room Lounge
- Storage Room
- Data / IT Room
- Women's & Men's Restroom

MAIN FLOOR - 1,915 SF WAREHOUSE

- 1 Private, Windowed Office
- 10'x12' Overhead Door
- 4' Loading Dock with 8'x10' Door
- Trench Floor Drain

SECOND FLOOR - 3,236 SF OFFICE

- 8 Private, Windowed Offices with Sidelight Doors
- Copy/File Work Room
- Conference Room
- Women's & Men's Restroom

Window Treatments in all Offices
Tile & Carpet Throughout
Building Security System
3-Phase Power
Rainbird Sprinkler System



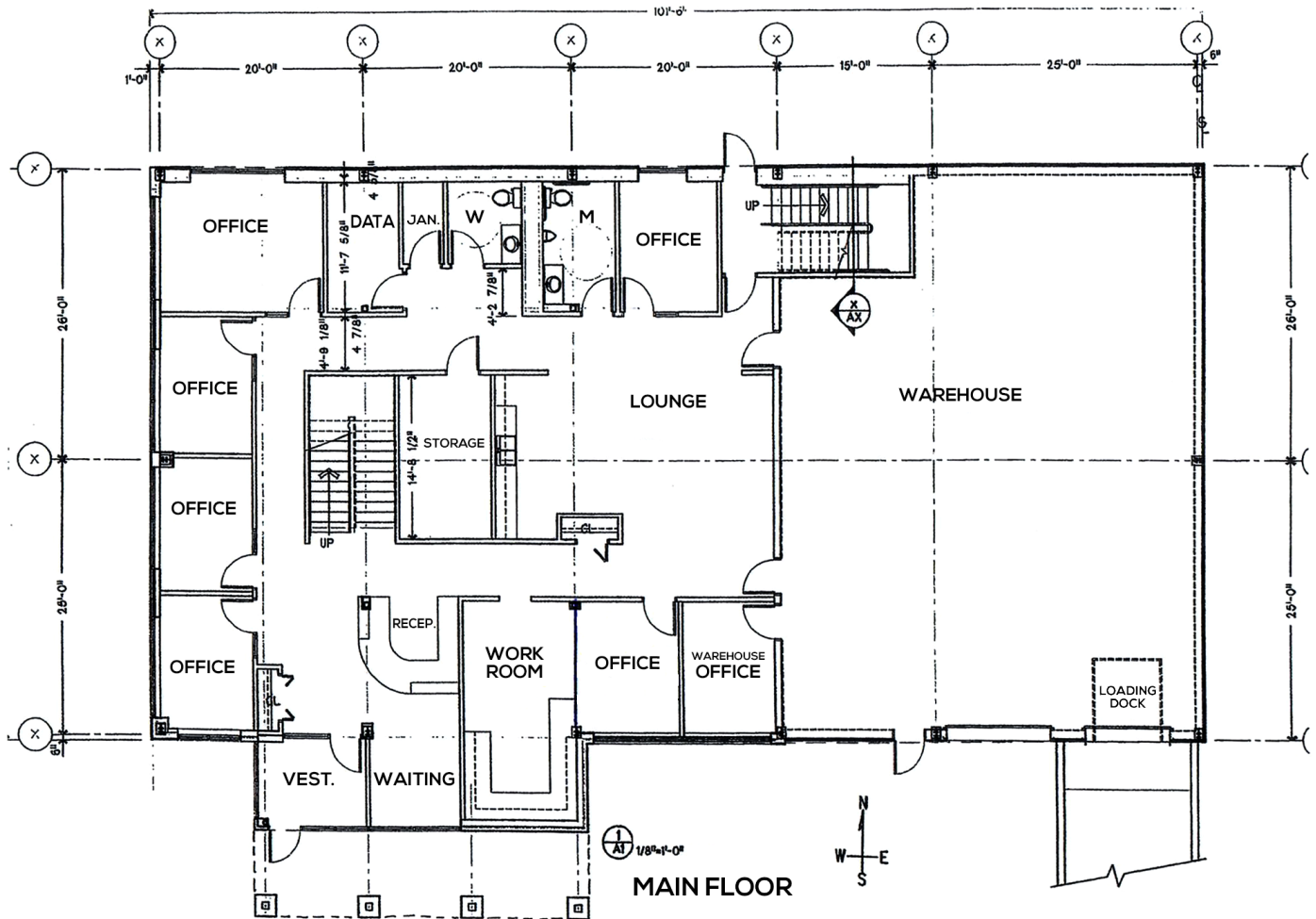
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FLOORPLAN - MAIN FLOOR



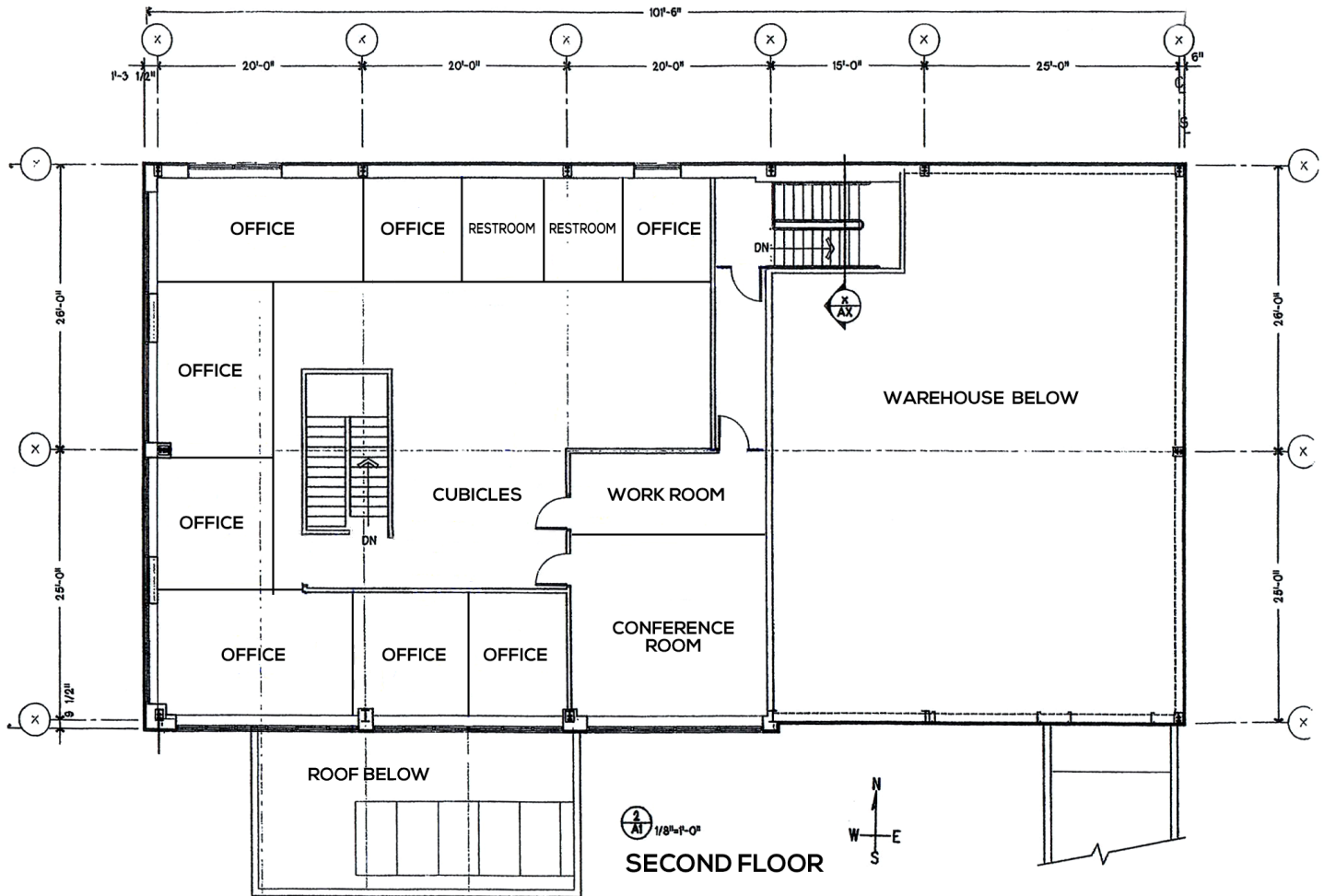
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FLOORPLAN - SECOND FLOOR



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PROPERTY PHOTOS



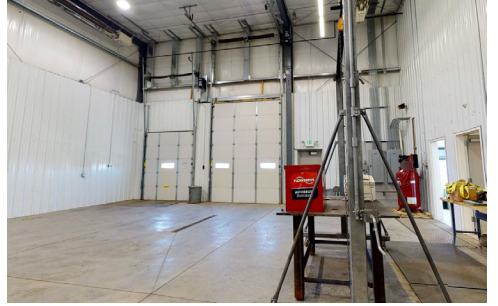
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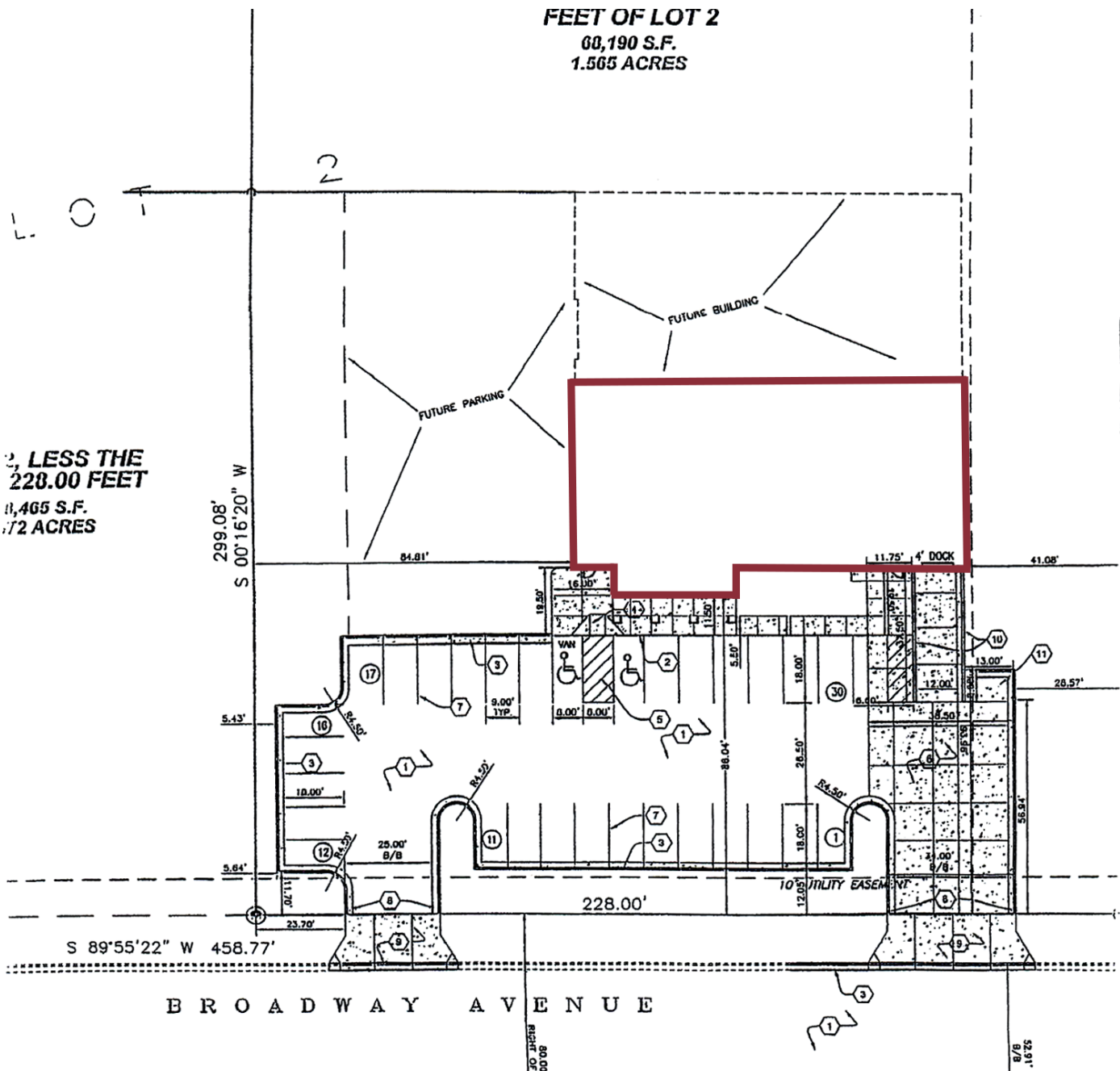
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SITE PLAN



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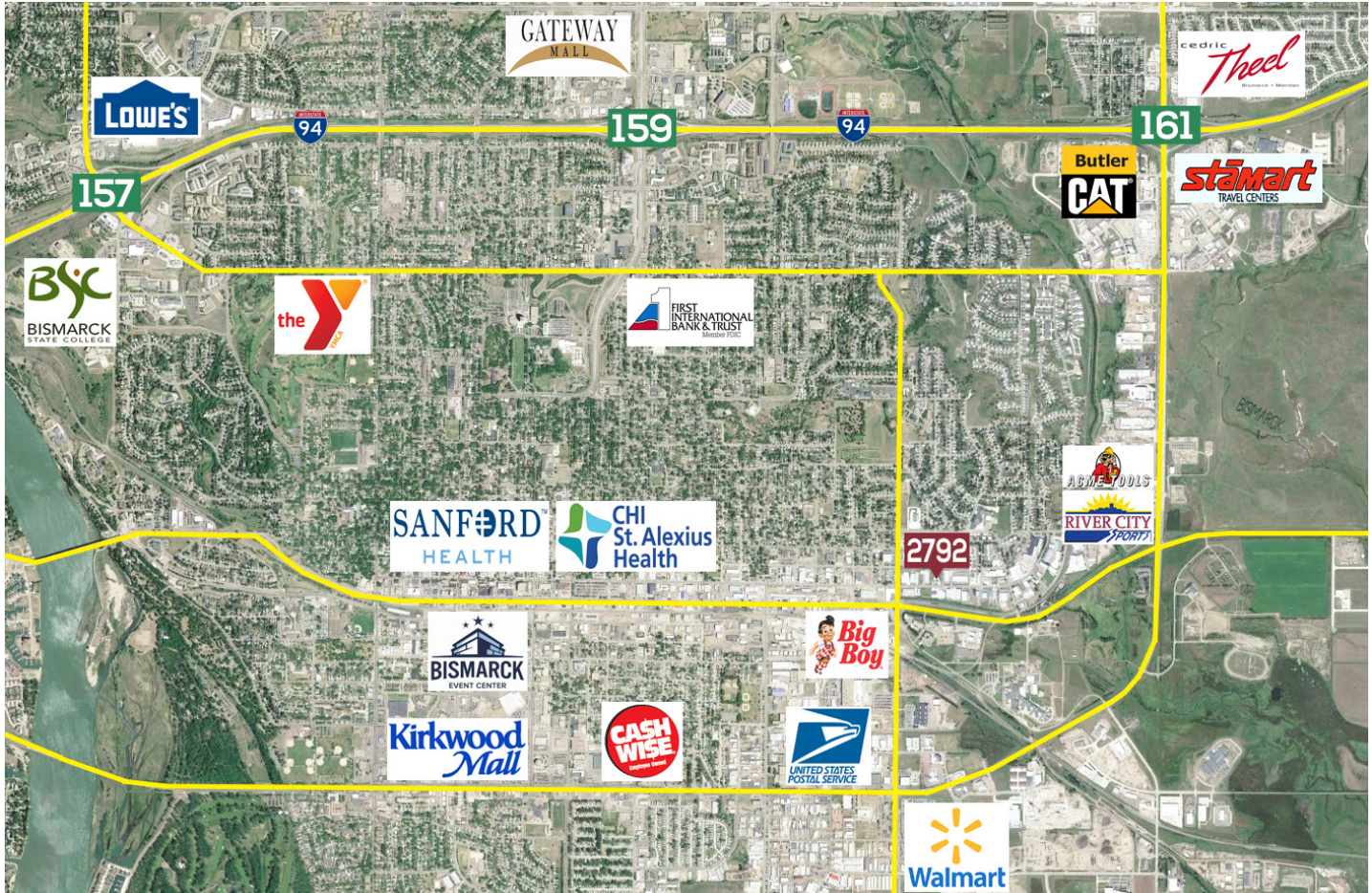
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LOCATION MAP



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