

FOR SALE

21415 N 23rd Ave

PHOENIX, AZ | 85027

OWNER/USER INVESTMENT OPPURTUNITY



±5.6K

TOTAL BUILDING  
SQUARE FEET



21 PARKING SPACES  
16 COVERED



ZONING  
CP-BP

1999

YEAR  
BUILT



MULTI-TENANT  
INDUSTRIAL BUILDING

Exclusive Contacts:

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**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CFRAC International

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com



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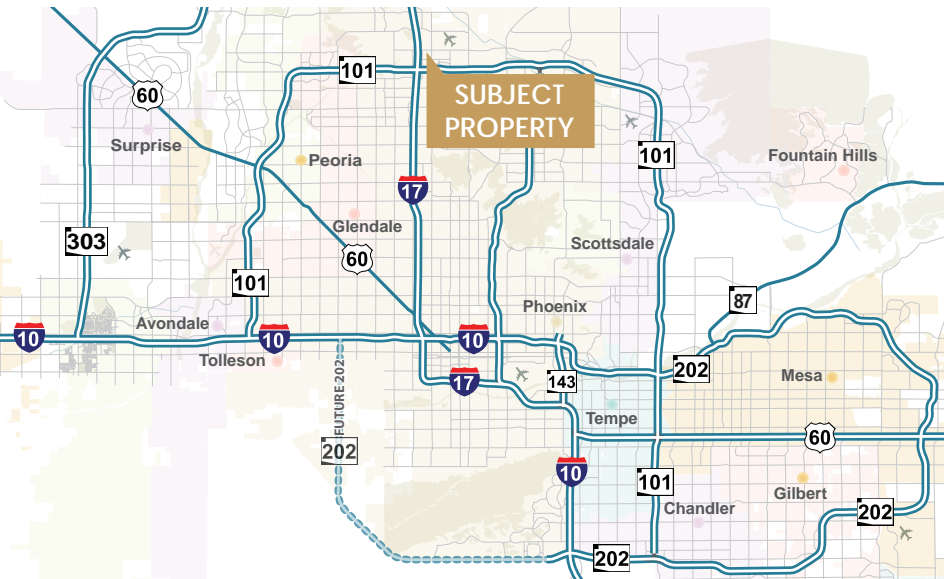
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## PROPERTY OVERVIEW

Building SF:	Total SF - ±5,662 SF Suite 100 - ±2,831 SF (Leased) Suite 110 - ±2,831 SF
Asking:	\$843,638.00 (\$149.00 PSF)
Type:	Multi-Tenant Industrial Building
Year Built:	1999
Zoning:	CP-BP
Parking Ratio:	3.71/1,000
Clear Height:	16'
Power:	208/120V   400A   3Ph
Shared Yard:	±2,100 SF Fenced   Paved   Gated



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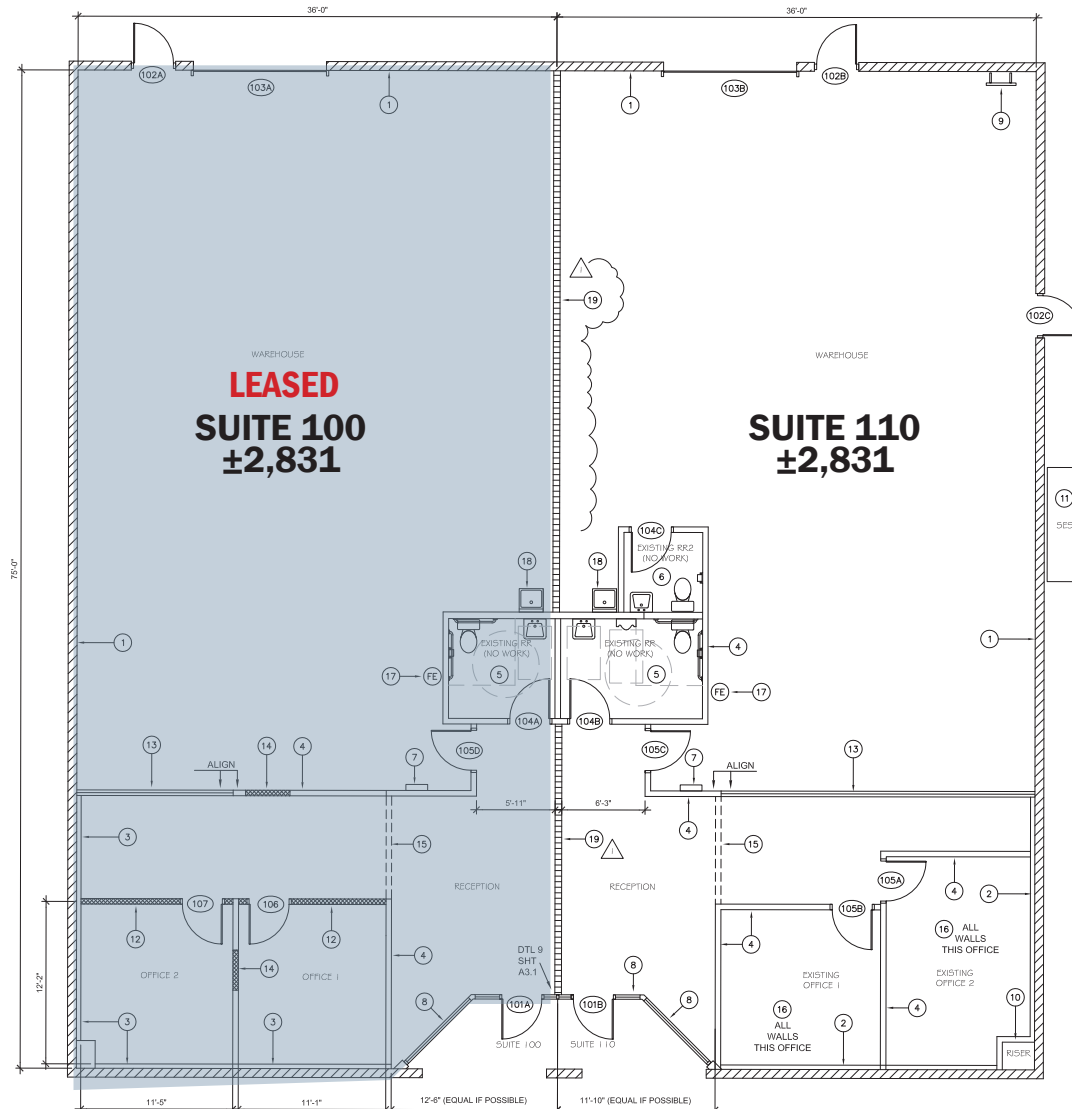
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### AVAILABILITY INFORMATION

SUITE 100 (Leased)  
±2,831 SF

- (1) Reception
- (2) Offices
- (2) Restrooms
- (1) Warehouse
- (1) Grade Level Door
- 10' x 12'

SUITE 110 (Available)  
±2,847 SF

- (1) Reception
- (2) Offices
- (2) Restrooms
- (1) Warehouse
- (1) Grade Level Door
- 10' x 12'



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