

INVESTOR OR OWNER/USER PROPERTY
815-825 S. 63RD AVE
PHOENIX, AZ 85043

SALE PRICE: \$1,950,000

PROPERTY DETAILS

2.89 ACRES: ± 2,000 SF OFFICE BUILDING
± 900 SF METAL CANOPY
BUILT IN 2001
LEASED THRU 10/2019

2.40 ACRES: VACANT LAND FOR EXPANSION
OF TRAILER STORAGE

TOTAL SITE: ± 5.29 NET ACRES

PARCELS: #104-18-001K, 001E

ZONING: A-1, LIGHT INDUSTRIAL

PROPERTY FEATURES

- GSA SURFACING IN SOUTH YARD
- AUTOMATED GATE & SITE LIGHTING
- TRAILER DROP STRIPS IN YARD
- ACCESS FROM 63RD AVE TO 59TH AVE VIA SHERMAN ST
- ONE (1) MILE TO LOOP 202 (SOUTH MOUNTAIN FREEWAY) & 59TH AVE
- LESS THAN TWO (2) MILES TO I-10 FREEWAY

CONTACT:

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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. Effective 05/24/18



TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 7025 N. Scottsdale Rd., Suite 220, Scottsdale, AZ 85253 | www.cpiaz.com



SHERMAN ST

104-18-001K

SITE

104-18-001E

63RD AVE

BUCKEYE RD



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COMMERCIAL PROPERTIES INC.

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