

SCHOOL PROPERTY FOR SALE

*±48,160 SF School with 28
Classrooms Minutes Away
from Top Destinations*

2820 W KELTON LANE, PHOENIX, AZ

DAVE CARDER
602.513.5192
dave.carder@kidder.com

KIDDER.COM

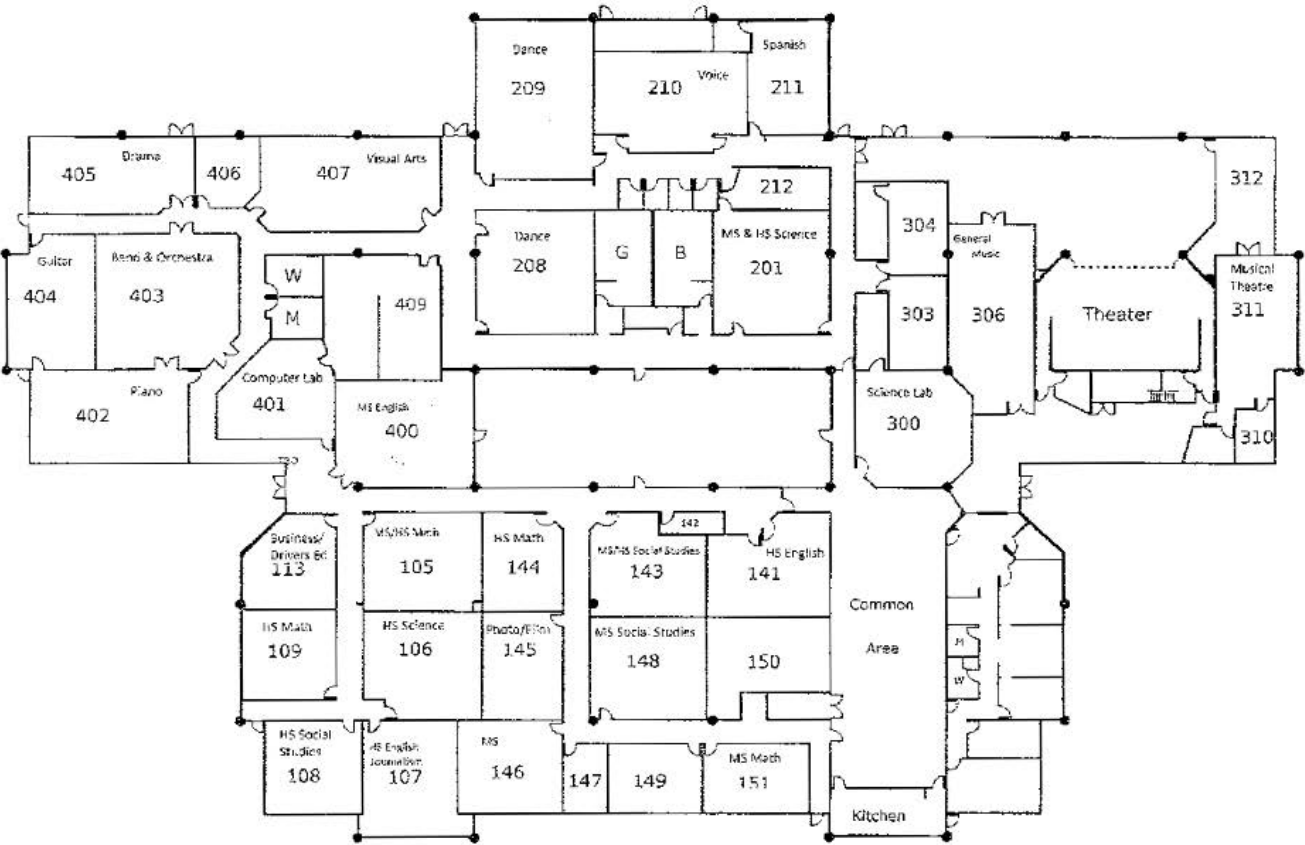


PROPERTY FEATURES

ADDRESS	2820 W Kelton Lane Phoenix, AZ
BUILDING SIZE	±48,160 SF
LAND ACRES	±3.35 AC
APN	207-39-989, 990
ZONING	Industrial Park Commerce Park District, City of Phoenix
YEAR BUILT	1984, renovated in 2006/2007
PARKING	3.5/1,000
IMPROVEMENTS	28 class rooms, 2 conference rooms, 6 bathrooms, 150 seat auditorium with stage, outdoor theater, 2 dance studios, cafeteria, kitchen, atrium, lab space with sinks, laundry, outdoor court
NOTES	Flood Zone X



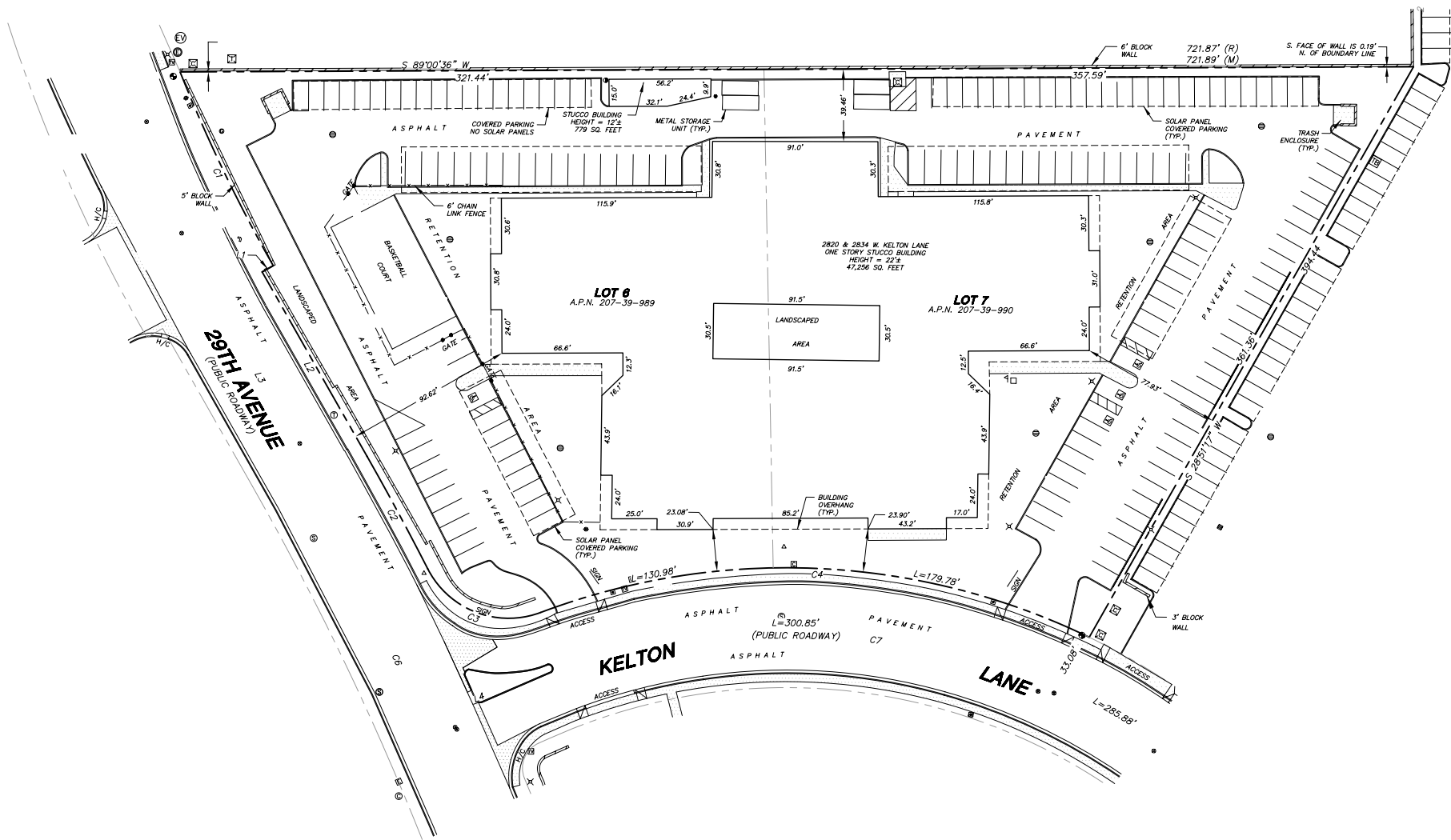
FLOOR PLAN



Amenities

- 28 Classrooms
- 2 Conference Rooms
- 6 Bathrooms
- Kitchen
- Atrium
- Auditorium Space that Seats 150
- Outdoor Theatre
- Lab Space with Sinks
- Laundry
- Outdoor Basketball Court
- Cafeteria

SITEPLAN







SUBJECT
PROPERTY



Exclusively listed by

DAVE CARDER
Executive Vice President
602.513.5192
dave.carder@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.