

FOR SALE

3400 SOUTH 48TH STREET

*Owner User Industrial Facility With
Heavy Power, Oversized Loading, Excess
Site Area, And Freeway Exposure*

PHOENIX, AZ 85040



3400 S 48TH STREET

±21,560 SF FREESTANDING INDUSTRIAL BUILDING



RECEPTION ENTRANCE



CONFERENCE ROOM

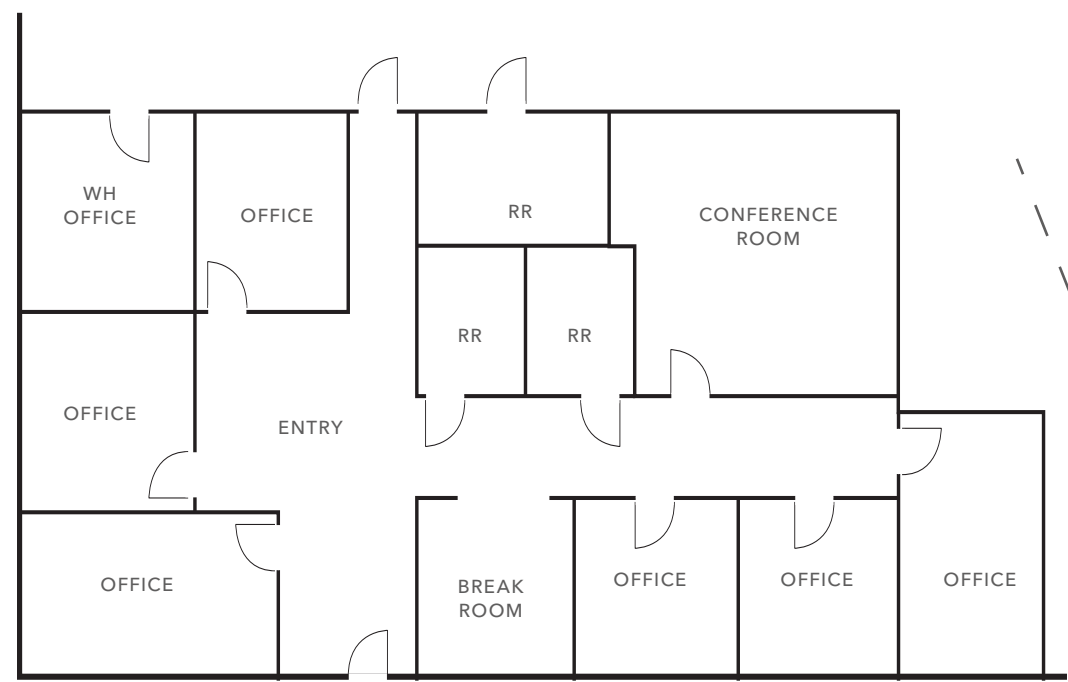


BREAK AREA

PROPERTY HIGHLIGHTS

ADDRESS	3400 S. 48th St, Phoenix, AZ
BUILDING SIZE	±21,560 SF
HVAC OFFICE AREA	±2,397 SF
EVAP COOLED WAREHOUSE	±19,163 SF
NET SITE AREA	1.42 Acres
LOT COVERAGE	35%
ZONING	A1, City of Phoenix
CONSTRUCTION	Masonry Block, Metal Siding, and Metal Roofing
PARCEL	124-53-009T
PARKING	17 spaces including Handicap accessible
POWER	800 amp, 277 / 480 volt, 3 phase service
WAREHOUSE CLEAR HEIGHT	22.5' - 24' Truss Heights
LOADING	Two 18'x20' grade level loading doors
YEAR BUILT	2018
WASTEWATER SYSTEM	Private onsite septic system
ASKING PRICE	\$6,050,000 (\$280/SF)

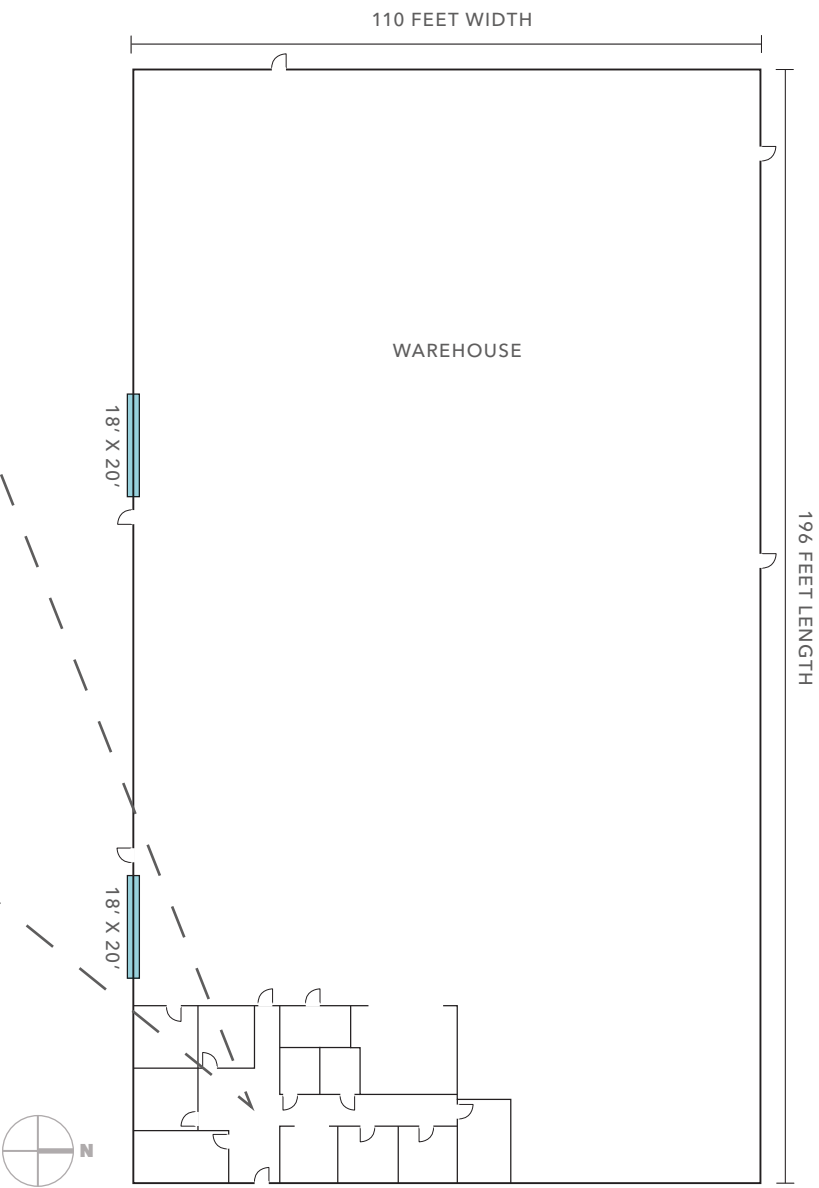
FLOOR PLAN - OFFICE & WAREHOUSE



*FLOOR PLAN NOT TO SCALE

±19,163 SF
EVAP COOLED WAREHOUSE

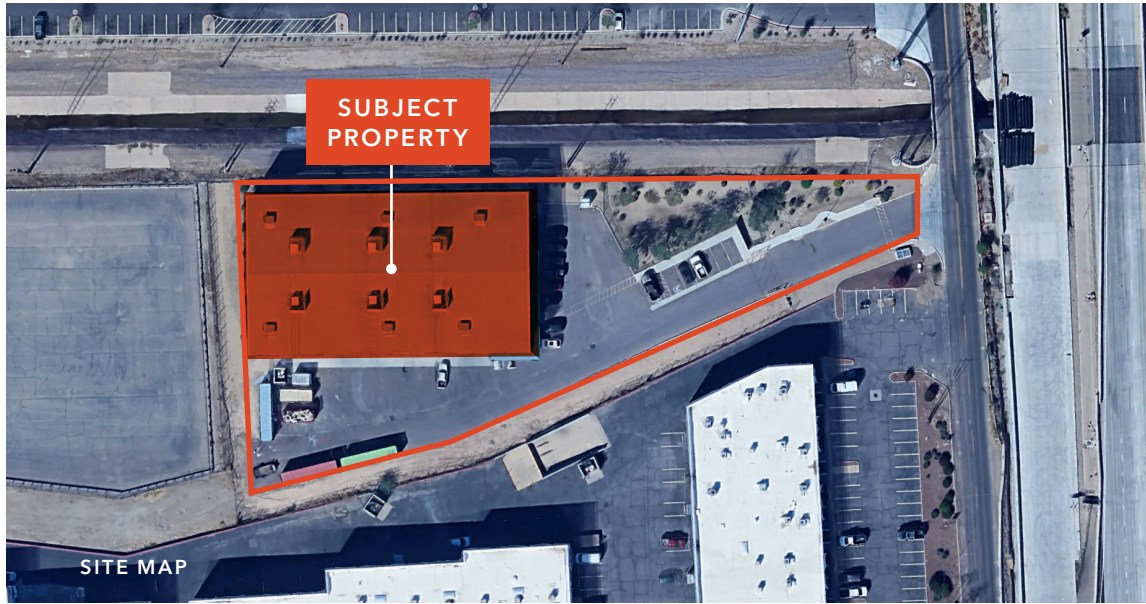
±2,397 SF
HVAC OFFICE AREA



3400 S 48TH STREET



REAR WAREHOUSE FACING SOUTH



SITE MAP



CLEAR SPAN INTERIOR WAREHOUSE



18' X 20' GRADE LEVEL ROLL DOORS



For more information, contact

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