



Menlo Group  
COMMERCIAL REAL ESTATE

# PHOENIX INDUSTRIAL BUILDINGS FOR SALE

American Aerospace Technical Castings

2950 W Catalina Dr, Phoenix, AZ 85017

*Exclusively listed by:*  
Stuart Milne, CCIM, SIOR  
Tom Ellixson, CCIM  
(480) 659-1777  
[stuart@menlocre.com](mailto:stuart@menlocre.com)  
[tom@menlocre.com](mailto:tom@menlocre.com)

## CONFIDENTIALITY & DISCLAIMER

---



All materials and information received or derived from Menlo Group Commercial Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Menlo Group Commercial Real Estate its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Menlo Group Commercial Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

### EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Menlo Group Commercial Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Menlo Group Commercial Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Menlo Group Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.

# PROPERTY INFORMATION

---



Menlo Group  
COMMERCIAL REAL ESTATE





## OFFERING TERMS

BUILDING SALE PRICE	\$11,000,000
BUILDING PRICE/SF	\$231.45
SALE TYPE	Owner-User
TERMS	Seller Carry Available
TOTAL SF	47,526 SF
APN	108-07-027B
LOT SIZE	103,119 SF
FLOORS	2
YEAR BUILT	1972
ZONING	A-2
PARKING RATIO	1.90/1,000 SF (75 spaces)
CROSS STREET	Grand Ave & Thomas Rd

## PROPERTY HIGHLIGHTS

- State-of-the-art, two-story industrial warehouse and office building
- Grade-level and truckwell loading
- Evaporative cooled warehouse
- Fully fenced property
- 22' clear height
- 2500 A/3P power
- Fire sprinklered
- Building signage
- Masonry construction
- Railroad capable
- Located in a highly industrial district
- Easy access to I-17, Midtown and Downtown Phoenix and many major retailers





## **MAIN BUILDING A - 38,502 SF**

- 4 Grade Level Doors
- 2 Truckwell Dock Doors - 8' W x 10' H (Dock Levelers)
- 22' Clear Height
- EVAP in Main Building
- 15.5' Canopy Clear Height

## **BUILDING B - 3,024 SF**

- 3 Grade Level Doors
- 10' Clear Height
- HVAC Cooled

## **BUILDING C - 6,000 SF**

- 3 Grade Level Doors
- 18' Clear Height
- HVAC Cooled

**Total - 47,526 SF**







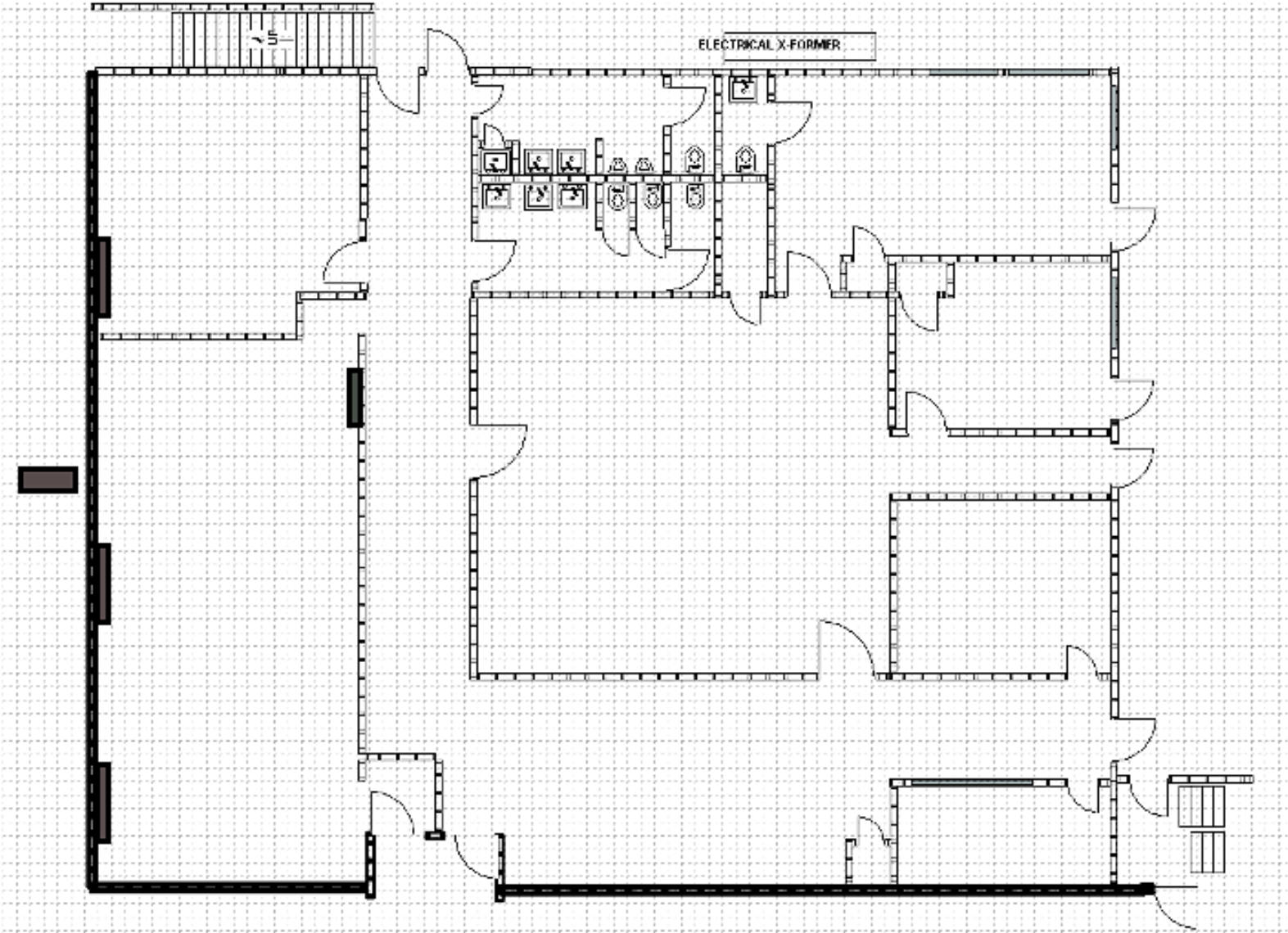




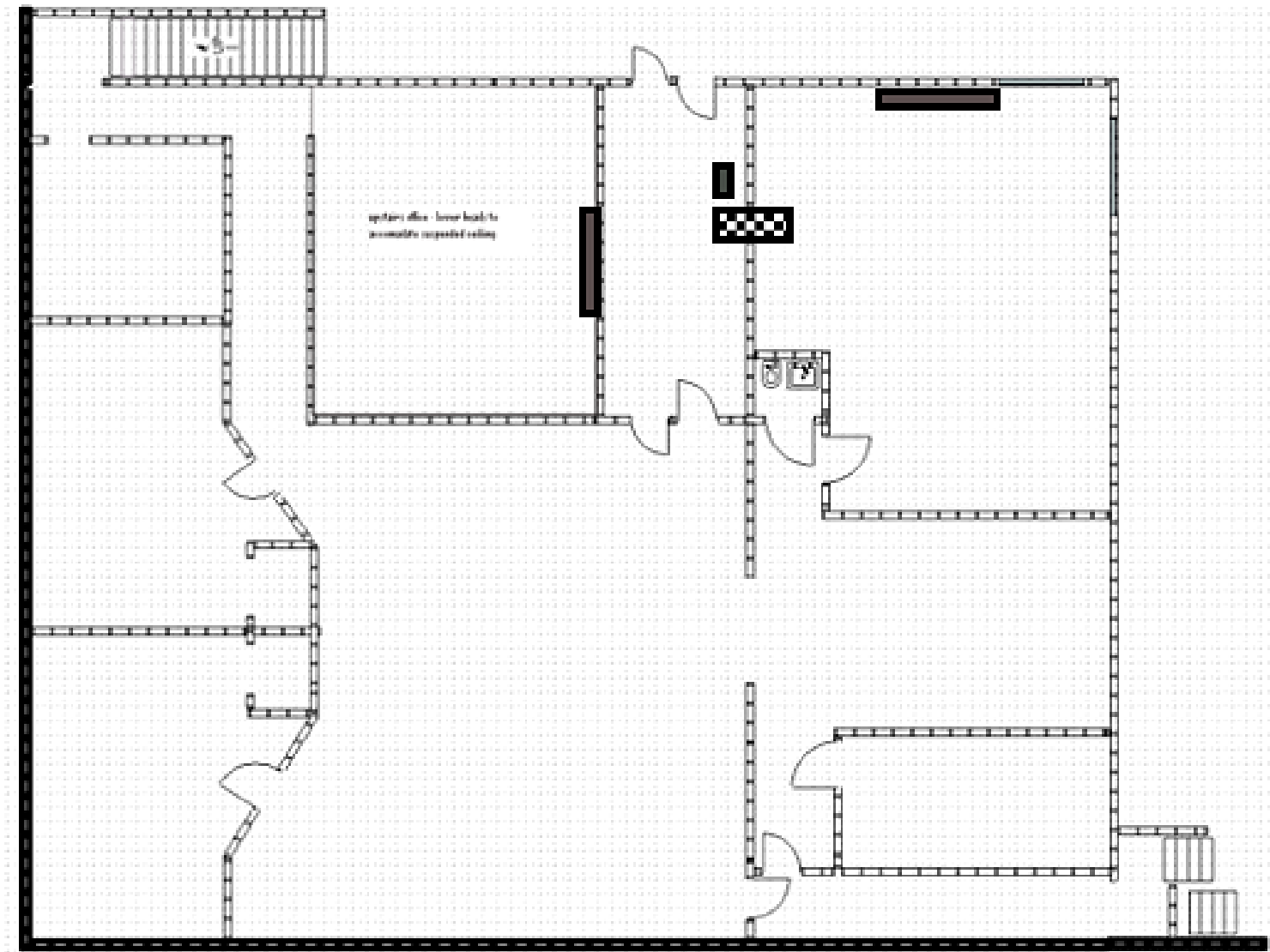




FIRST FLOOR OFFICE PLAN

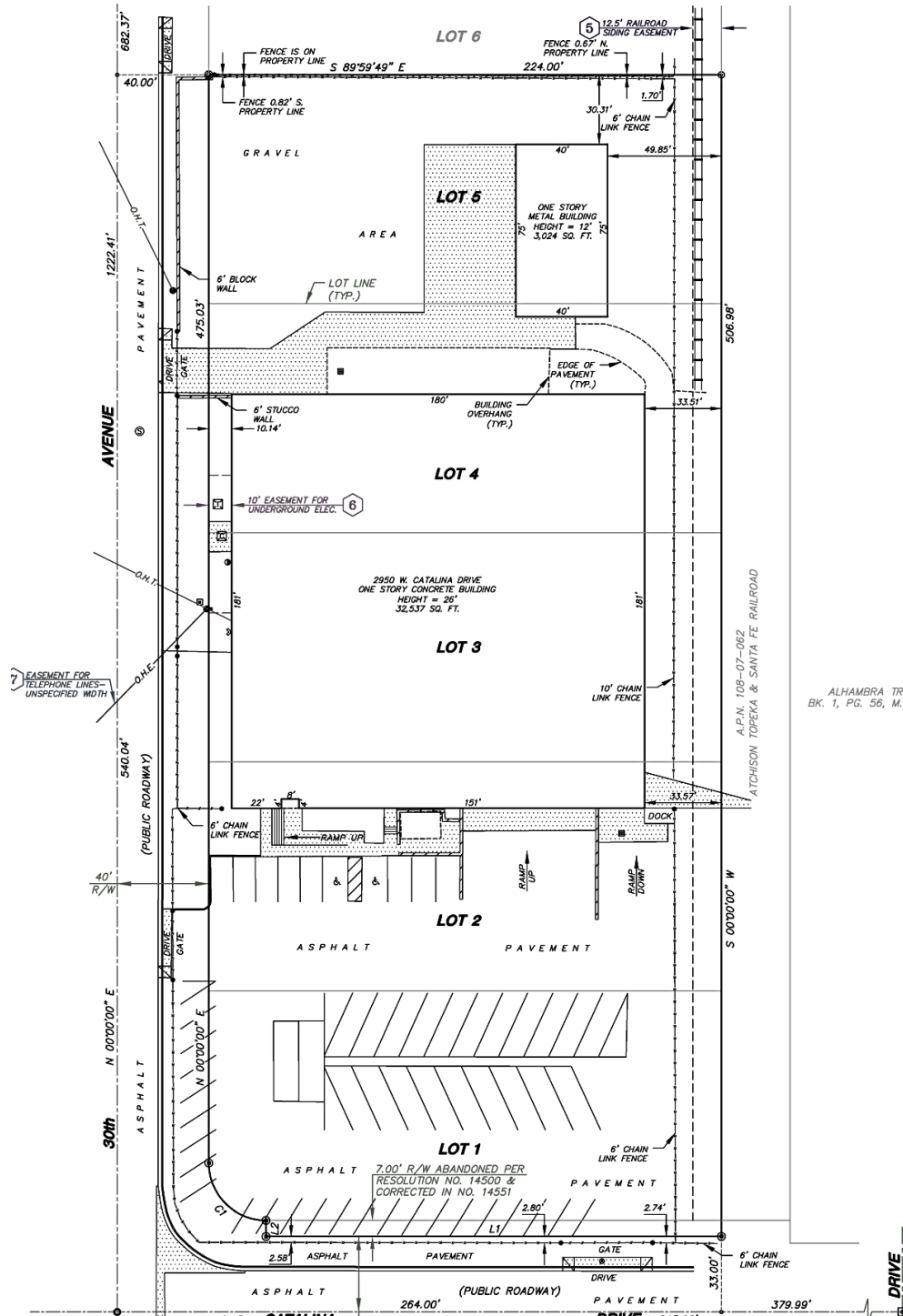


# SECOND FLOOR OFFICE PLAN





# SITE PLAN



# LOCATION INFORMATION

---



Menlo Group  
COMMERCIAL REAL ESTATE





AERIAL MAP





Grand Ave



N 29th Ave

N 30th Ave

W Catalina Dr

**PARCEL MAP**



**Menlo Group**  
COMMERCIAL REAL ESTATE





## ABOUT PHOENIX

Phoenix is the capital and largest city, in terms of population and size, in the state of Arizona. According to the 2020 Census, the city had over 1.6 million residents, making it the fifth-most populated city in the United States.

Home to approximately 4.85 million people, the Phoenix metropolitan area is the 11th largest in the United States when ranked by population. The area is one of the fastest growing metros in the country. Many individuals, families and businesses are relocating to the Valley of the Sun due to its strong economy, lower costs of living, beautiful weather, diverse geography and vibrant urban centers.

The area also boasts a strong tourism economy. Phoenix Sky Harbor International Airport is one of the top 10 busiest airports in the United States, serving hundreds of thousands of people on over 1,000 daily flights.

The Phoenix metro area has over 50 hospitals and medical centers to serve its growing population. Notable providers include the Mayo Clinic, St. Joseph's Hospital and Medical Center, Banner Health and the Barrow Neurological Institute.