

JUST REDUCED

NEW LOWER PRICE

NOW \$6,250,000

OWNER/USER OPPORTUNITY

GRAND AVENUE & I-17 • AVAILABLE FOR IMMEDIATE OCCUPANCY

2841 WEST CLARENDON AVENUE
PHOENIX, ARIZONA 85017

\$6,250,000 SALES PRICE

\$102 PER SQUARE FOOT

±61,782 SQUARE FOOT BUILDING

±2.79 ACRES TOTAL LAND AREA

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citywide
COMMERCIAL REAL ESTATE

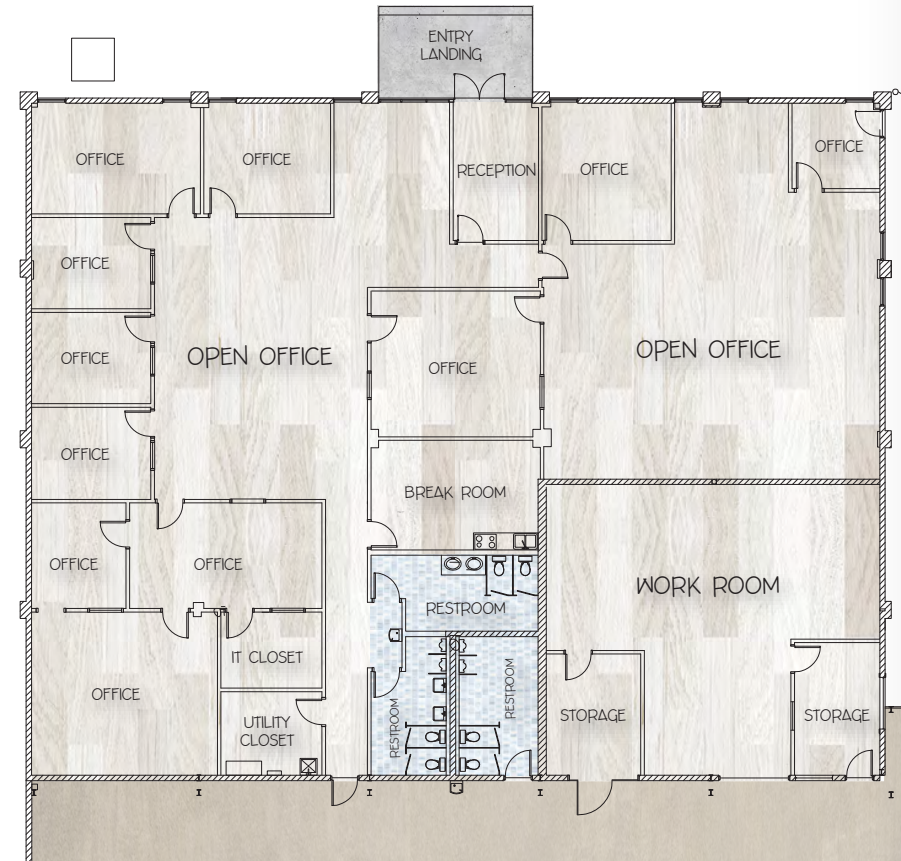
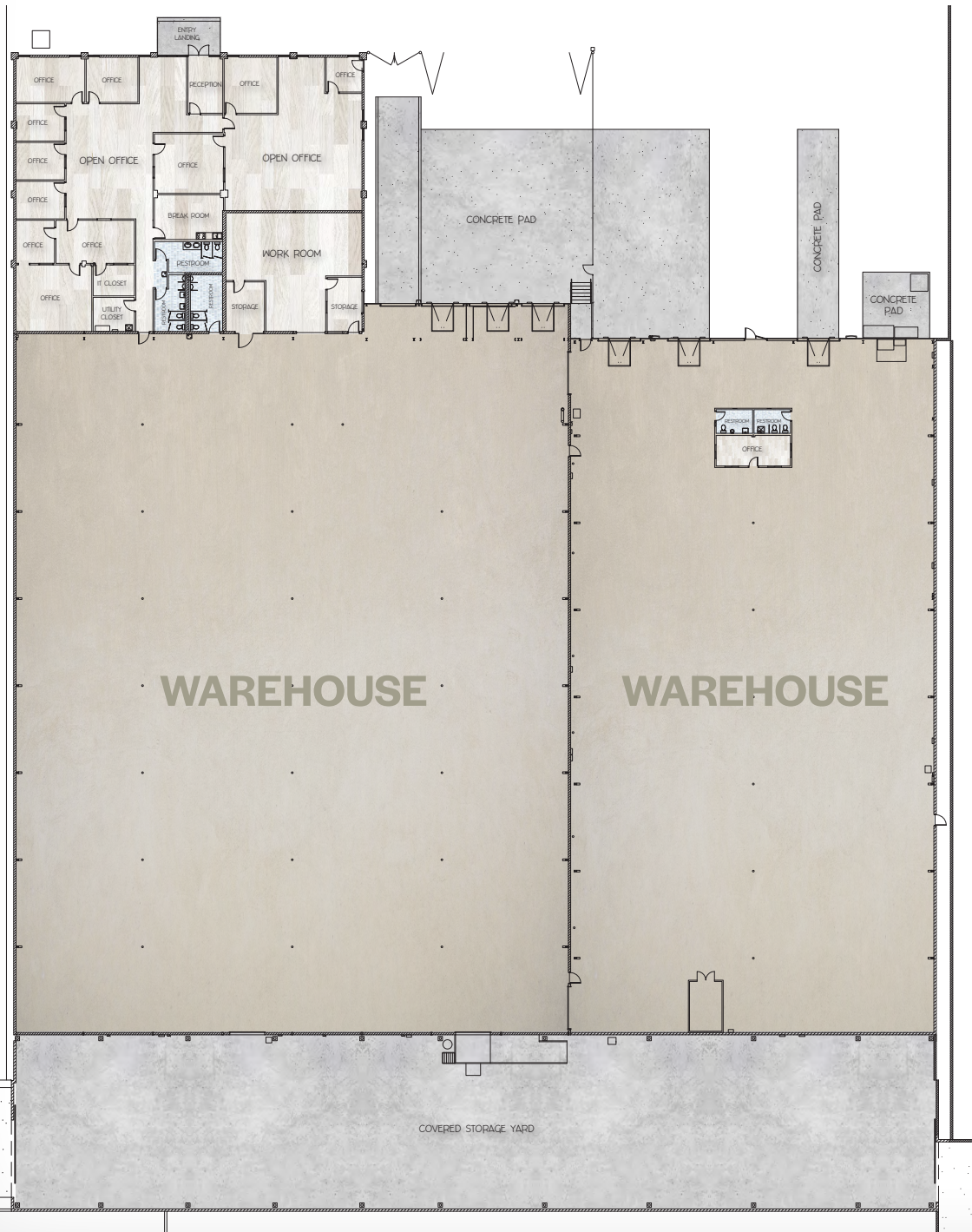
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FLOORPLAN OVERVIEW

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BUILD-OUT DETAILS

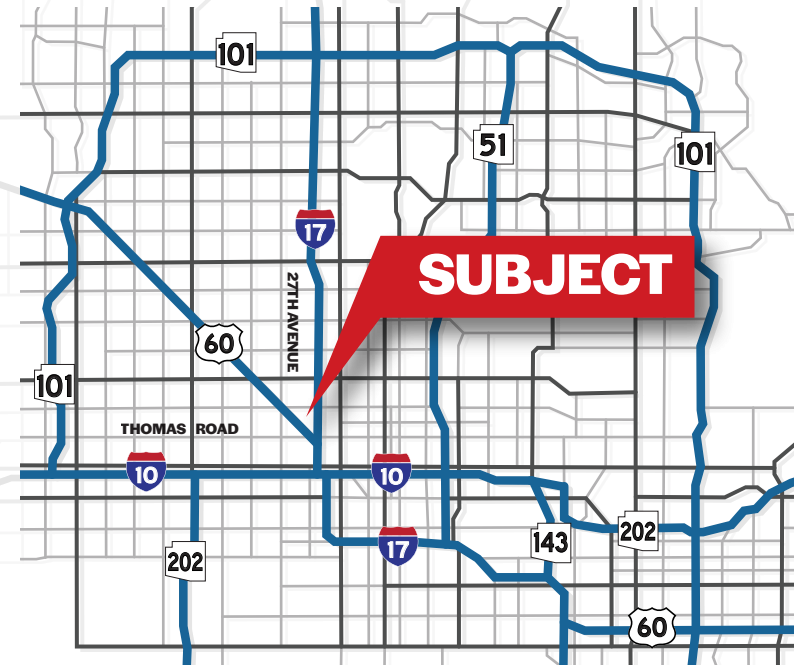
- ±61,782 Total Square Feet
- ±6,000 Square Feet Office Space
- **Bonus ±13,460 Square Foot Covered Canopy Area with Electrical Distribution & Lighting**

PROPERTY SUMMARY

- Built 1974 & 1988
- 2023 Real Estate Taxes \$41,327.34
- A-1, City of Phoenix Zoning
- 1,600 Amps, 277/480V & 600 Amps, 120/208V
- 20' - 26' Clear Height
- 6 Dock High Doors, 1 Grade Level Door
- Fire Sprinklers
- Private Yard, Skylights, Paint Booth, AC Production Room
- New Exterior Paint
- Located in an Opportunity Zone
- Proximity to I-17, I-10, & Grand Avenue
- **Bonus +13,460 Square Foot Covered Canopy Area with Electrical Distribution & Lighting**



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FOR MORE INFORMATION

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