

1026 N 21st Ave – Phoenix, AZ

STREET ADDRESS	<u>1026 N 21st Ave</u>	BUILDING SIZE	<u>24,400 SF</u>
CITY/STATE/ZIP	<u>Phoenix, AZ 85009</u>	AVAILABLE SQ.FT.	<u>24,400 SF</u>
MAJOR X-ROADS	<u>N 21st Ave & E McDowell Rd</u>	LAND SIZE (ACRES)	<u>1.03 Acres</u>
YEAR BUILT	<u>1952</u>	ZONING	<u>A-2 (City of Phoenix)</u>

BUILDING SPECIFICATIONS

CONSTRUCTION	<u>Masonry</u>	AMP	<u>400 Amps</u>	GRND. LEVEL	<u>(1) 10' x 10'</u>
CLEARANCE	<u>14' – 20'</u>	VOLT	<u>240 Volts</u>	DOCK HI(#)	<u>(3) 10' x 10'</u>
ROOF TYPE	<u>Bow Strung</u>	PHASE	<u>3 Phase – 4 Wire</u>	TRUCKWELL	<u>NA</u>
SKYLIGHTS	<u>NA</u>	SPRINKLERS	<u>Yes</u>	CRANES	<u>NA</u>
RESTROOMS	<u>2</u>	AIR CONDS	<u>Evap. Cooled</u>	RAIL	<u>NA</u>
DIMENSIONS	<u>Approx. 180' x 120' x 40' x 20' x 140' x 14'</u>				

FEATURES

<u>Fenced Yard</u>
<u>Column Spacing – 45' x 20'</u>

OFFICE SPECIFICATIONS

SQ. FT.	<u>5,750 SF</u>	# OFFICES	<u></u>	MEZZANINE	<u>NA</u>
AIR COND	<u>Yes</u>	HEAT	<u>Yes</u>	RESTROOMS	<u>Yes</u>

LAND

DIMENSIONS	<u>200' x 200'</u>
YARD	<u>Fenced</u>
PARKING	<u>26 Spaces</u>

UTILITIES

POWER CO	<u>APS</u>
GAS CO	<u>SWG</u>
WATER CO	<u>City of Phoenix</u>
SEWER CO	<u>City of Phoenix</u>

LEASE INFO

PRICE	<u>\$4,560.00/Mo. (\$.18 /SF/Mo.)</u>
TYPE	<u>Industrial Gross</u>

SALE INFO

PRICE	<u>\$990,000.00</u>
PRICE/SQ.FT.	<u>\$40.57 / SF</u>

TAXES

AMOUNT	<u>\$15,375.08</u>
YEAR	<u>2008</u>

PARCEL NUMBER

109-02-059, 060

INSPECTION & POSSESSION

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