

**1146 N 19<sup>th</sup> Ave – Phoenix, AZ**

STREET ADDRESS	<u>1146 N 19<sup>th</sup> Ave</u>	BUILDING SIZE	<u>21,800 SF</u>
CITY/STATE/ZIP	<u>Phoenix, AZ 85009</u>	AVAILABLE SQ.FT.	<u>21,800 SF</u>
MAJOR X-ROADS	<u>I-10 &amp; 19th Ave</u>	LAND SIZE (ACRES)	<u>1.39 Acres</u>
YEAR BUILT	<u>1957</u>	ZONING	<u>A-2 (City of Phoenix)</u>

**BUILDING SPECIFICATIONS**

CONSTRUCTION	<u>Masonry</u>	AMP	<u>277 Amps</u>	GRND. LEVEL	<u>2</u>
CLEARANCE	<u>10' – 15'</u>	VOLT	<u>480 Volts</u>	DOCK HI(#)	<u>15</u>
ROOF TYPE	<u></u>	PHASE	<u>3 Phase</u>	TRUCKWELL	<u></u>
SKYLIGHTS	<u>Yes</u>	SPRINKLERS	<u>Yes</u>	CRANES	<u>NA</u>
RESTROOMS	<u></u>	AIR CONDS	<u>Yes</u>	RAIL	<u>NA</u>
DIMENSIONS	<u>Building - 50' X 380', Loading Docks - 148' X 482'</u>				

**FEATURES**

<u>Fenced Lot</u>
<u>Show Room</u>

**OFFICE SPECIFICATIONS**

SQ. FT.	<u>2,800 SF</u>	# OFFICES	<u></u>	MEZZANINE	<u></u>
AIR COND	<u>Yes</u>	HEAT	<u>Yes</u>	RESTROOMS	<u></u>

**LAND**

DIMENSIONS	<u>148' x 482'</u>
YARD	<u></u>
PARKING	<u>21 Surface Spaces</u>

**UTILITIES**

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

**LEASE INFO**

PRICE	<u>\$10,000/ Mo. (\$.46/SF)</u>
TYPE	<u>IG</u>

**SALE INFO**

PRICE	<u>\$1,200,000.00</u>
PRICE SF	<u>\$55.05/SF</u>

**TAXES**

AMOUNT	<u>\$17,096.96</u>
YEAR	<u>2009</u>

PARCEL NUMBER	<u>109-01-015-A</u>
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**INSPECTION & POSSESSION**

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