

**1837-1843 N 23rd Ave**

STREET ADDRESS	<u>1837-1843 N 23<sup>rd</sup> Ave</u>	BUILDING SIZE	<u>77,000 SF</u>
CITY/STATE/ZIP	<u>Phoenix, AZ 85009</u>	AVAILABLE SQ.FT.	<u>15,000 SF (For Lease)</u>
MAJOR X-ROADS	<u>19<sup>th</sup> Ave &amp; McDowell Rd</u>	LAND SIZE (ACRES)	<u>2.73 Acres</u>
YEAR BUILT	<u>1960</u>	ZONING	<u>A-2 (City of Phoenix)</u>

**BUILDING SPECIFICATIONS**

CONSTRUCTION	<u>Masonry</u>	AMP	<u>200-1,200 Amps</u>	GRND. LEVEL	<u>1</u>
CLEARANCE	<u>16' - 18'</u>	VOLT	<u>120/240 Volts</u>	DOCK HI(#)	<u>7</u>
ROOF TYPE	<u></u>	PHASE	<u>3 Phase</u>	TRUCKWELL	<u>NA</u>
SKYLIGHTS	<u></u>	SPRINKLERS	<u>Yes</u>	CRANES	<u>NA</u>
RESTROOMS	<u></u>	AIR CONDS	<u>Evap. Cooled</u>	RAIL	<u>NA</u>
DIMENSIONS	<u>385' x 200'</u>				

**OFFICE SPECIFICATIONS**

SQ. FT.	<u>3,396 SF</u>	# OFFICES	<u></u>	MEZZANINE	<u>NA</u>
AIR COND	<u>Yes</u>	HEAT	<u>Yes</u>	RESTROOMS	<u></u>

**LAND**

DIMENSIONS	<u>400' x 297'</u>
YARD	<u></u>
PARKING RATIO	<u>60 Spaces - 1.31 / 1,000 SF</u>

**UTILITIES**

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

**SPECIAL FEATURES** Excellent Freeway Access (I-17 & Grand Ave)

**LEASE INFO**

PRICE	<u>\$0.22 SF/Mo.</u>
TYPE	<u>Gross</u>

**SALE INFO**

PRICE	<u>\$5,197,500.00</u>
PRICE/SQ.FT.	<u>\$67.50 SF</u>

**TAXES**

AMOUNT	<u>\$55,196.74 (\$0.06/SF/Mo.)</u>
YEAR	<u>2008</u>

PARCEL NUMBER 110-57-009, 010

**INSPECTION & POSSESSION**

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