

2101 S 15th Ave

STREET ADDRESS	<u>2101 S 15th Ave</u>	BUILDING SIZE	<u>9,815 SF</u>
CITY/STATE	<u>Phoenix, AZ</u>	AVAILABLE SQ.FT.	<u>9,815 SF</u>
MAJOR X-ROADS	<u>Maricopa Freeway and 15th Ave</u>	LAND SIZE (ACRES)	<u>.59 Acres</u>
YEAR BUILT	<u>1951 / 2005</u>	ZONING	<u>A-2 (City of Phoenix)</u>

BUILDING SPECIFICATIONS

CONSTRUCTION	<u>Masonry & Steel</u>	AMP	<u>1,000 Amps</u>	GRND. LEVEL	<u>(2) 12'X10', (2) 12'X14'</u>
CLEARANCE	<u>11' to 20'</u>	VOLT	<u>120 Volts</u>	DOCK HI(#)	<u>NA</u>
ROOF TYPE	<u>Wood Built up & Steel</u>	PHASE	<u>3</u>	TRUCKWELL	<u>NA</u>
SKYLIGHTS	<u>Yes</u>	SPRINKLERS	<u>NA</u>	CRANES	<u>NA</u>
RESTROOMS	<u>(1) M/F</u>	AIR CONDS	<u>Evap. Cooled</u>	RAIL	<u>NA</u>

OFFICE SPECIFICATIONS

SQ. FT.	<u>750 SF</u>	# OFFICES	<u>2 Private + Reception</u>	MEZZANINE	<u>NA</u>
AIR COND	<u>Yes</u>	HEAT	<u>Yes</u>	RESTROOMS	<u>1 Private</u>

LAND

DIMENSIONS	<u>115' wide by 224' deep</u>
YARD	<u>Small fenced yard area</u>

UTILITIES

POWER CO	<u>APS</u>
GAS CO	<u>SWG (In 15th Ave)</u>
WATER CO	<u>City of Phoenix</u>
SEWER CO	<u>City of Phoenix</u>

SPECIAL FEATURES Airlines and electrical outlets throughout. 300 SF Shop Break-room.

FOR LEASE

PRICE	<u>\$3,800/Mo. (\$.39/SF)</u>
TYPE	<u>IG</u>

FOR SALE

PRICE	<u>\$490,000.00</u>
PRICE/SQ.FT.	<u>\$49.92/SF</u>

TAXES

AMOUNT	<u>\$8,251.24</u>
YEAR	<u>2010</u>
PER SF/MONTH	<u>\$.07/SF</u>

PARCEL NUMBER 105-35-005

INSPECTION BY OWNER / AGENT

NAME	<u>Carl K. Johnson</u>
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