

2440 W McDowell Rd

STREET ADDRESS	<u>2440 W McDowell Rd</u>	BUILDING SIZE	<u>27,242 SF</u>
CITY/STATE/ZIP	<u>Phoenix, AZ 85009</u>	AVAILABLE SQ.FT.	<u>27,242 SF</u>
MAJOR X-ROADS	<u>27th Ave & W McDowell Rd</u>	LAND SIZE (ACRES)	<u>1.43 Acres</u>
YEAR BUILT	<u>1963</u>	ZONING	<u>A-1 (City of Phoenix)</u>

BUILDING SPECIFICATIONS

CONSTRUCTION	<u>Masonry</u>	AMP	<u>600 Amps</u>	GRND. LEVEL	<u>7</u>
CLEARANCE	<u>18'</u>	VOLT	<u>120/240 Volts</u>	DOCK HI(#)	<u>NA</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>5</u>	AIR CONDS	<u>Yes</u>	RAIL	<u>NA</u>
DIMENSIONS	<u></u>				

FEATURES

OFFICE SPECIFICATIONS

SQ. FT.	<u>4,000 SF</u>	# OFFICES	<u>9</u>	MEZZANINE	<u>Yes</u>
AIR COND	<u></u>	HEAT	<u></u>	RESTROOMS	<u>4</u>

LAND

DIMENSIONS	<u></u>
YARD	<u>½ Acres (Fenced)</u>
PARKING RATIO	<u>1.90/1,000 SF (40 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>

SPECIAL FEATURES

Corner Lot (Fenced)

SALE INFO

PRICE	<u>\$2,100,000.00</u>	PRICE	<u>\$15,000.00/Mo (\$.55 /SF/Mo.)</u>	AMOUNT	<u>\$25,856.18</u>
PRICE/SQ.FT.	<u>\$77.08 SF</u>	TYPE	<u>NNN</u>	YEAR	<u>2008</u>

PARCEL NUMBER 110-58-003H

LEASE INFO

TAXES

INSPECTION & POSSESSION

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