

**Sky Harbor Area Office, Shop & Storage Yard**

**3806 S 16<sup>th</sup> St – Phoenix, AZ**

STREET ADDRESS	<u>3806 S 16<sup>th</sup> St</u>	BUILDING SIZE	<u>8,000 SF</u>
CITY/STATE/ZIP	<u>Phoenix, AZ 85040</u>	AVAILABLE	<u>8,000 SF</u>
MAJOR X-ROADS	<u>Broadway Rd and 16<sup>th</sup> St</u>	LAND SIZE	<u>2.8 Acres</u>
YEAR BUILT	<u>1988</u>	ZONING	<u>A-1</u>

**BUILDING SPECIFICATIONS: 6,000 SF Shop/Warehouse including 1,500 SF Office area with 5 private offices**

CONSTRUCTION	<u>Steel</u>	AMP	<u>240</u>	GRND. LEVEL	<u>(4) 14'X14'</u>
CLEARANCE	<u>16' to 20'</u>	VOLT	<u>3</u>	DOCK HI(#)	<u>No</u>
ROOF TYPE	<u>Steel</u>	PHASE	<u>No</u>	TRUCKWELL	<u>No</u>
SKYLIGHTS	<u>Yes</u>	SPRINKLERS	<u>None</u>	CRANES	<u>No</u>
RESTROOMS	<u>1 M/F</u>	AIR CONDS	<u>None</u>	RAIL	<u>No</u>
DIMENSIONS	<u>60'X100'</u>				

**FEATURES** Currently being used as a truck maintenance facility. 1,500 SF Mezzanine storage above office area.

**OFFICE SPECIFICATIONS**

SQ. FT.	<u>2,000</u>	# OFFICES	<u>7</u>	MEZZANINE	<u>None</u>
AIR COND	<u>Yes</u>	HEAT	<u>Yes</u>	RESTROOMS	<u>1 Male / 1 Female</u>

**LAND**

DIMENSIONS	<u>Irregular (See Plat Map)</u>
YARD	<u>2+ acres</u>
PARKING RATIO	<u>Ample</u>

**UTILITIES**

POWER CO	<u>Salt River Project</u>
GAS CO	<u>Southwest Gas</u>
WATER CO	<u>City of Phoenix</u>
SEWER CO	<u>City of Phoenix</u>

**LEASE INFORMATION**

PRICE	<u>\$4,900.00/Month</u>
TYPE	<u>NNN</u>

**SALE INFORMATION**

PRICE	<u>\$925,000.00</u>
Per SF of Land	<u>\$7.58</u>

**PROPERTY TAXES**

AMOUNT	<u>\$17,302.92</u>
YEAR	<u>2009</u>

PARCEL NUMBER 113-24-002J, 001R, 001V & 002D

**EXCLUSIVE AGENT**

**Carl K. Johnson**  
 PHONE 602-575-2317  
 CELL PHONE 602-228-8100  
 EMAIL Carl.Johnson@Daumcommercial.com  
 WEB SITE WWW.JOHNSONCP.COM