

4048 E Superior Ave, Bldg A & B

STREET ADDRESS	<u>4048 E Superior Ave, Bldg A & B</u>	BUILDING SIZE	<u>50,857 SF (2 Buildings)</u>
CITY/STATE/ZIP	<u>Phoenix, AZ 85040</u>	LAND SIZE (ACRES)	<u>2.76 Acres</u>
MAJOR X-ROADS	<u>40th St & E Superior Ave</u>	ZONING	<u>A-1 (Industrial)</u>

BUILDING SPECIFICATIONS

CONSTRUCTION	<u>Masonry</u>	ROOF TYPE	<u>Wood</u>	SPRINKLERS	<u>Yes</u>
CLEARANCE	<u>24' - 26'</u>	SKYLIGHTS	<u>Yes</u>	WAREHOUSE LIGHTING	<u>Fluorescent Lighting & High Pressure</u>

LAND

LOT	<u>2.76 Acres</u>
PARKING	<u>0.50/1,000 SF</u>

UTILITIES

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

BUILDING A

BUILDING SIZE	<u>26,685 SF</u>	OFFICE SIZE	<u>4,745 SF</u>
FEATURES	<ul style="list-style-type: none"> • GRND. LEVEL - 3 (12' x 12') Roll-Up Doors • GRND. LEVEL - 1 (16' x 14') Roll-Up Door • TRUCKWELL - 3 "Spot" Truckwell with 2 Levelers • 600 Amps, 120/208 Volts (3 Phase) • +/- 3,000 SF Covered/Sprinkled Loading Area • 3 Phase Twist Lock Power Drops in Manufacturing Area • Single Phase 220v Twist Lock Power Drops in Manufacturing Area • Air Lines Throughout the Manufacturing Area 		

BUILDING B

BUILDING SIZE	<u>24,172 SF</u>	OFFICE SIZE	<u>2,500 SF</u>
FEATURES	<ul style="list-style-type: none"> • GRND. LEVEL - 3 (12' x 14') Roll-Up Doors • RAMP - 1 • TRUCK LOADING SPOTS - 13 • 26' Clear Height • 200 Amps, 120/208 Volts 		

SALE INFO

PRICE \$3,250,000.00 (\$63.90 SF)

LEASE INFO

PRICE \$.30 /SF/Mo. (Bldg A - 1st Year)
TYPE Industrial Gross

2009 TAXES

AMOUNT \$55,612.32
YEAR 2009

PARCEL # 124-50-018

INSPECTION & POSSESSION

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