

**4256 E Elwood St – Phoenix, AZ**

|                |   |                   |                              |
|----------------|---|-------------------|------------------------------|
| STREET ADDRESS | <u>4256 E Elwood St</u>                         | BUILDING SIZE     | <u>32,000 SF (Divisible)</u> |
| CITY/STATE/ZIP | <u>Phoenix, AZ 85040</u>                        | AVAILABLE SQ.FT.  | <u>32,000 SF (Divisible)</u> |
| MAJOR X-ROADS  | <u>40<sup>th</sup> St &amp; E University Dr</u> | LAND SIZE (ACRES) | <u>2.7 Acres</u>             |
| YEAR BUILT     | <u>1978</u>                                     | ZONING            | <u>A-1 (City of Phoenix)</u> |

**BUILDING SPECIFICATIONS**

|              |              |            |                      |             |                  |
|--------------|--------------|------------|----------------------|-------------|------------------|
| CONSTRUCTION | <u>Metal</u> | AMP        | <u>1,200 Amps</u>    | GRND. LEVEL | <u></u>          |
| CLEARANCE    | <u>22'</u>   | VOLT       | <u>220/480 Volts</u> | DOCK HI(#)  | <u>NA</u>        |
| ROOF TYPE    | <u>Steel</u> | PHASE      | <u>3</u>             | TRUCKWELL   | <u>NA</u>        |
| SKYLIGHTS    | <u>NA</u>    | SPRINKLERS | <u>NA</u>            | CRANES      | <u>(2) 5 Ton</u> |
| RESTROOMS    | <u>Yes</u>   | AIR CONDS  | <u></u>              | RAIL        | <u>NA</u>        |
| DIMENSIONS   | <u></u>      |            |                      |             |                  |

**FEATURES**

|                   |
|-------------------|
| <u>Fenced Lot</u> |
| <u></u>           |

**OFFICE SPECIFICATIONS**

|          |                |           |         |           |         |
|----------|----------------|-----------|---------|-----------|---------|
| SQ. FT.  | <u>Minimal</u> | # OFFICES | <u></u> | MEZZANINE | <u></u> |
| AIR COND | <u></u>        | HEAT      | <u></u> | RESTROOMS | <u></u> |

**LAND**

|            |                             |
|------------|-----------------------------|
| DIMENSIONS | <u>Approx - 760' x 381'</u> |
| YARD       | <u></u>                     |
| PARKING    | <u>0.80/1,000 SF</u>        |

**UTILITIES**

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

**LEASE INFO**

|       |                        |
|-------|------------------------|
| PRICE | <u>\$9,600.00/ Mo.</u> |
| TYPE  | <u>IG</u>              |

**TAXES**

|        |                    |
|--------|--------------------|
| AMOUNT | <u>\$49,360.32</u> |
| YEAR   | <u>2008</u>        |

PARCEL NUMBER 124-51-009, 004D

**INSPECTION & POSSESSION**

|              |                                       |
|--------------|---------------------------------------|
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