

**4320 E Magnolia St – Phoenix, AZ**

STREET ADDRESS	<u>4320 E Magnolia St</u>	BUILDING SIZE	<u>17,500 SF</u>
CITY/STATE/ZIP	<u>Phoenix, AZ 85034</u>	AVAILABLE SQ.FT.	<u>17,500 SF</u>
MAJOR X-ROADS	<u>40<sup>th</sup> St &amp; E University Dr</u>	LAND SIZE (ACRES)	<u>1.55 Acres</u>
YEAR BUILT	<u>1974</u>	ZONING	<u>A-2 (City of Phoenix)</u>

**BUILDING SPECIFICATIONS**

CONSTRUCTION	<u>Masonry</u>	AMP	<u>800 Amps</u>	GRND. LEVEL	<u>(2) 30' x 14' - Roll-Up</u>
CLEARANCE	<u>14' - 16'</u>	VOLT	<u>220/480 Volts</u>	DOCK HI(#)	<u></u>
ROOF TYPE	<u></u>	PHASE	<u></u>	TRUCKWELL	<u></u>
SKYLIGHTS	<u></u>	SPRINKLERS	<u></u>	CRANES	<u></u>
RESTROOMS	<u></u>	AIR CONDS	<u></u>		
DIMENSIONS	<u></u>				

**NOTES**

---

**OFFICE SPECIFICATIONS**

SQ. FT.	<u>2,000 SF</u>	# OFFICES	<u>4</u>	MEZZANINE	<u>NA</u>
AIR COND	<u></u>	HEAT	<u></u>	RESTROOMS	<u>Yes</u>

**LAND**

DIMENSIONS	<u>300' x 150' x 48' x 169' x 129' x 196' x 129'</u>
YARD	<u>303' x 150' (Fenced)</u>
PARKING	<u>0.30/1,000 SF - Free Surface Spaces</u>

**UTILITIES**

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

SPECIAL FEATURES

**LEASE INFO**

PRICE	<u>\$6,500.00/Mo.</u>
TYPE	<u>IG</u>

**SALE INFO**

PRICE	<u>\$1,000,000.00</u>
-------	-----------------------

**TAXES**

AMOUNT	<u>\$20,773.98</u>
YEAR	<u>2009</u>

PARCEL NUMBER 124-46-103 & 124-46-093-C

**INSPECTION & POSSESSION**

NAME	<u>Benjamin L. Johnson</u>
PHONE NUMBER	<u>(602) 575-2318</u>
FAX NUMBER	<u>(602) 575-2338</u>
EMAIL	<u>Ben.Johnson@daumcommercial.com</u>