

851 S 27th Ave

STREET ADDRESS	<u>851 S 27th Ave</u>	BUILDING SIZE	<u>21,000 SF</u>
CITY/STATE/ZIP	<u>Phoenix, AZ 85009</u>	AVAILABLE SQ.FT.	<u>21,000 SF</u>
MAJOR X-ROADS	<u>27th Ave & W Buckeye Rd</u>	LAND SIZE (ACRES)	<u>6.46 Acres</u>
YEAR BUILT	<u>1967</u>	ZONING	<u>C-3 & A-2 (City of Phoenix)</u>

CROSS-DOCK FACILITY SPECIFICATIONS

SIZE	<u>13,000 SF</u>	AMP	<u></u>	GRND. LEVEL	<u>NA</u>
CONSTRUCTION	<u>Metal</u>	VOLT	<u></u>	DOCK HI(#)	<u>29 Truck Spots</u>
CLEARANCE	<u>11' - 15'</u>	PHASE	<u></u>	TRUCKWELL	<u>NA</u>
ROOF TYPE	<u>Pitched Metal</u>	SPRINKLERS	<u>NA</u>	CRANES	<u>NA</u>
SKYLIGHTS	<u>Yes</u>	AIR CONDS	<u></u>	RAIL	<u>NA</u>
DIMENSIONS	<u>80' x 200'</u>	RESTROOMS	<u>Yes</u>		

FEATURES

<u>Plus - 4,600 SF Maintenance Shop</u>
<u>12,000 Gallon Fuel Tank</u>
<u>27th Ave Arterial Frontage</u>

OFFICE SPECIFICATIONS

SQ. FT.	<u>3,200 SF</u>	# OFFICES	<u>2 Private</u>	MEZZANINE	<u></u>
AIR COND	<u>HVAC</u>	HEAT	<u></u>	RESTROOMS	<u>1M / 1F</u>

LAND

DIMENSIONS	<u>400' x 643'</u>
YARD	<u>Fenced & Paved</u>
PARKING RATIO	<u>7.15/1,000 SF</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

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LEASE INFO

PRICE	<u>\$9,500.00 /Mo.</u>
TYPE	<u>NNN</u>

TAXES

AMOUNT	<u>\$33,049.07</u>
YEAR	<u>2009</u>

PARCEL NUMBER 109-53-005Q, 005U & Portion of 005T

INSPECTION & POSSESSION

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