

PRICE REDUCTION



3630

W. CLARENDON
PHOENIX | AZ

FOR SALE

SINGLE TENANT INDUSTRIAL BUILDING

FOR MORE INFORMATION CONTACT:

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Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

DAUM
COMMERCIAL REAL ESTATE SERVICES

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PROPERTY HIGHLIGHTS

- .23 Acres (10,000 SF)
- 15' Clear Height
- 200a 120/208v 3p
- A-2 Zoning, City of Phoenix
- Fenced and Secured Yard
- Located in Opportunity Zone
- Taxes: \$390,000 (\$52 PSF)
- APN: 107-33-011B

OFFERING SUMMARY

Sale Price:	\$375,000 (\$50/PSF)
Building Size:	7,500 SF

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	4,690	24,336	57,616
Total Population	18,955	88,837	200,013
Average HH Income	\$39,295	\$38,632	\$40,176



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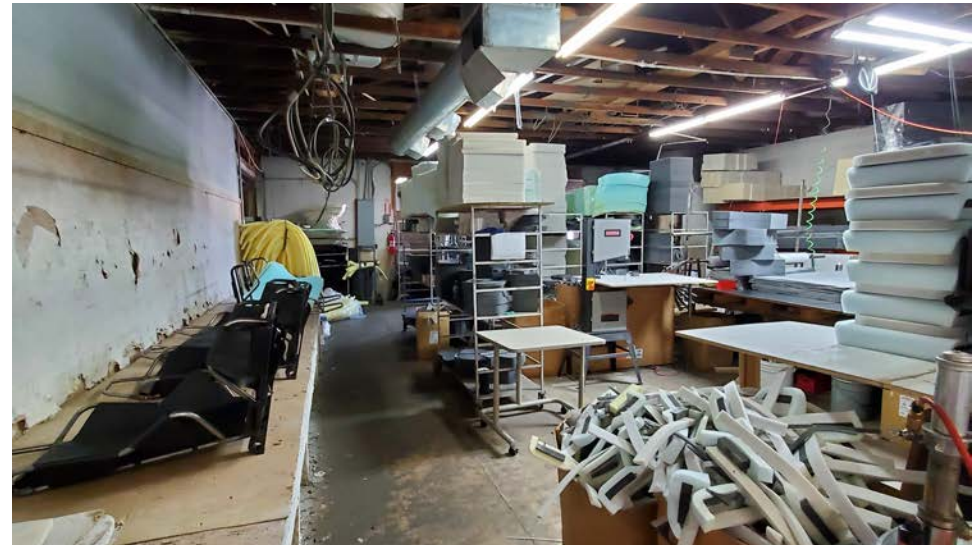
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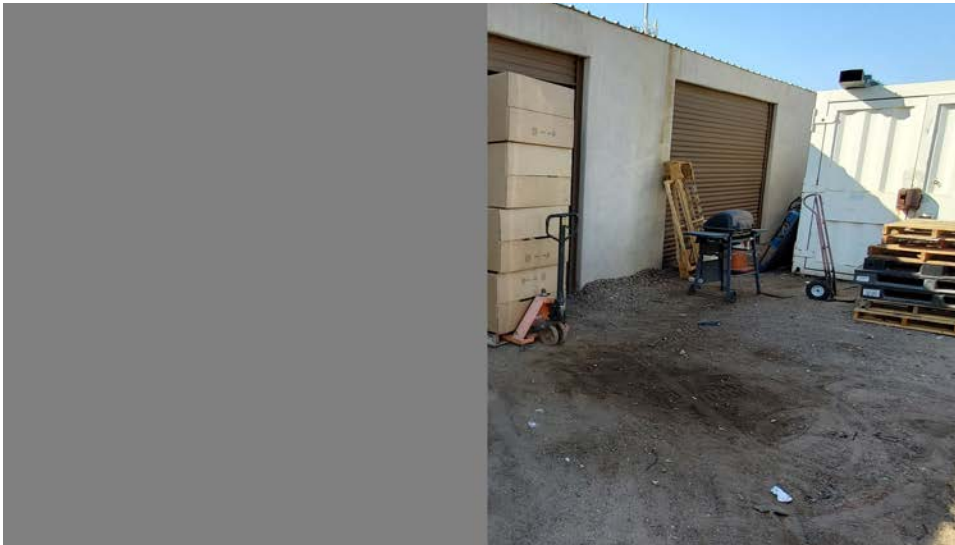
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