



# 18808

NORTH 32ND STREET  
PHOENIX | AZ



## FOR SALE

INDUSTRIAL PROPERTY

### PROPERTY HIGHLIGHTS

- Office Square Feet: + 2,000 SF
- Total Project Size: ±35,328 SF
- Total Land Area: ±4.49 Acres
- Parking: ±6.26 spaces per 1000 RSF – 219 total
- Year Built: 2001 – Concrete tilt up construction
- Loading: One grade level loading door and three truck wells
- Clear Height: ±19'
- Column Spacing: 40' X 48'
- Roof: Metal roof with built up system with a silicone membrane. Roof was restored in 2016 and warranty goes through 2026.
- Warehouse: Evap Cooled
- Zoning: C-2

FOR MORE INFORMATION PLEASE CONTACT:

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COMMERCIAL REAL ESTATE SERVICES

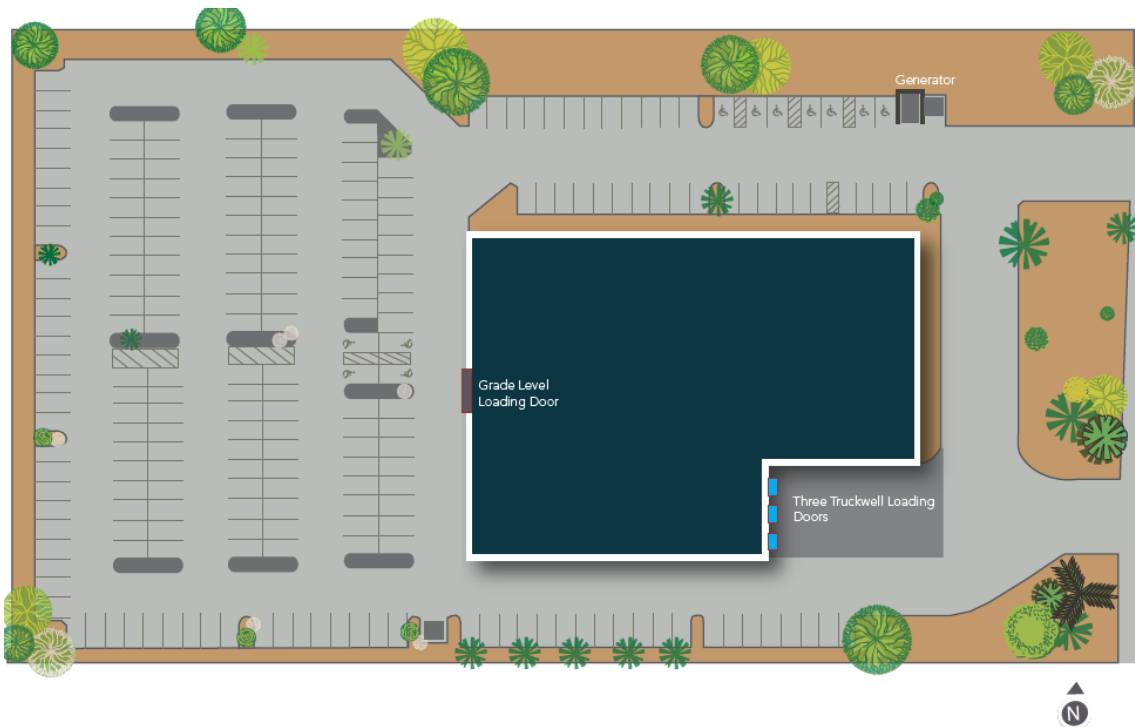


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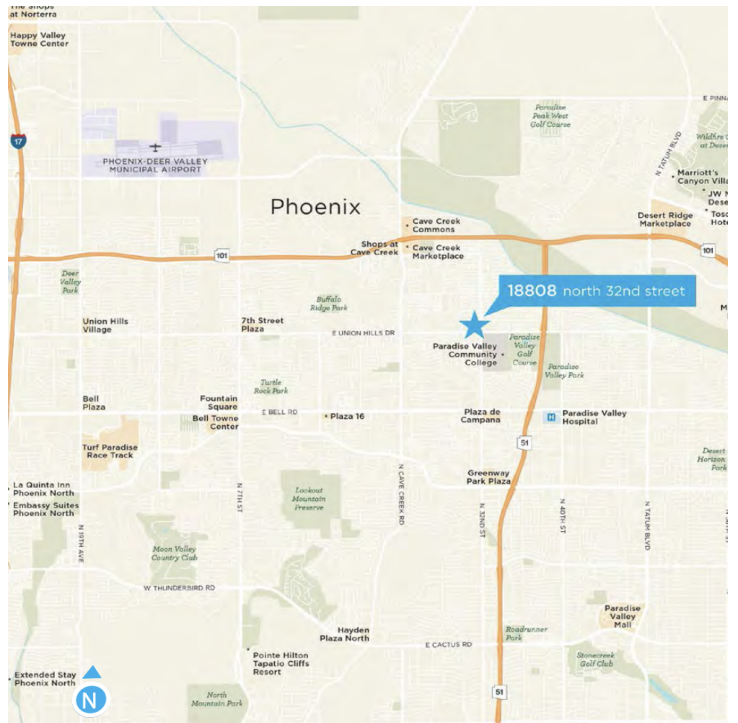
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