±13,300 SF INDUSTRIAL SERVICE FACILITY WITH CRANEWAY ON ±1.26 AC FOR SALE

OWNER USER OPPORTUNITY | A-2 HEAVY INDUSTRIAL ZONING | IDEAL IOS OR HEAVY FABRICATION SITE

2935 E ILLINI ST PHOENIX, AZ 85040

- One (1) 5-Ton Overhead Crane
- One (1) 2-Ton Overhead Crane
- 24' Clear Height in Craneway
- 800 Amps, 277/480V Power

8767 E. Via de Ventura #290
Scottsdale, AZ 85258

RGcre.com

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PROPERTY OVERVIEW

±13,300 SF
Building Size

±1.26 AC
Site Size

A-2
Zoning

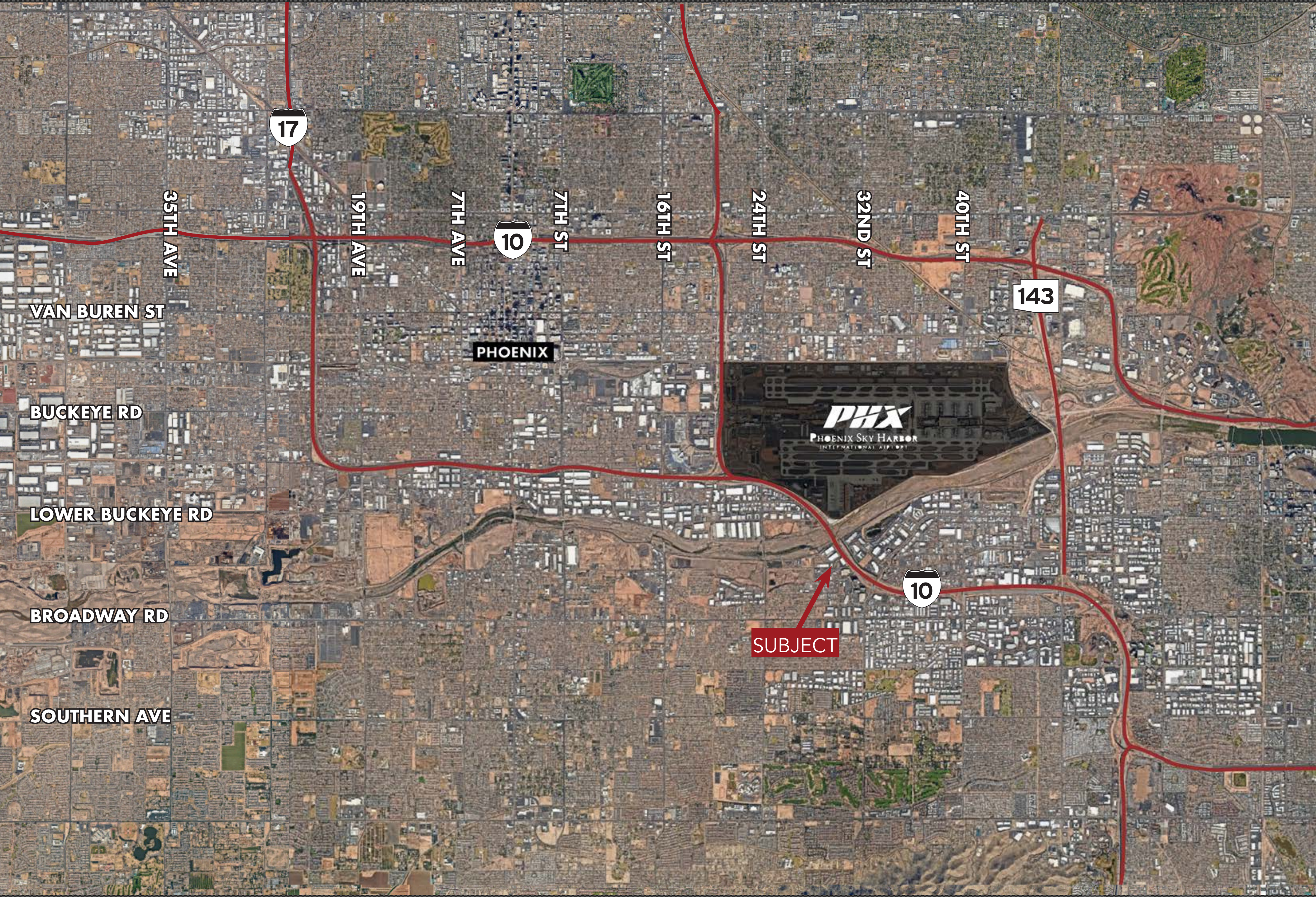
$2,600,000
Sales Price

PROPERTY HIGHLIGHTS

- ±13,300 SF Total Under Roof on ±1.26 Acres (54,956 SF)
  *see page 3 for SF breakdown
- ±5,000 SF Craneway Building — 24' Clear Height with Overhead Crane System
  - » One (1) 5-Ton Overhead Crane
  - » One (1) 2-Ton Overhead Crane
- Heavy Power — 800 Amps of 277/480V
- Low Coverage, Partially Paved Site
- Zoned A-2 Heavy Industrial, City of Phoenix
- Located in the Heart of the Sky Harbor/Airport Industrial Submarket with Proximity to the Valley's Major Freeway Systems
- Tenant In Place Until December 31, 2026

MAX **SCHUMACHER**, SIOR PATRICK **SHEEHAN**, SIOR JACK **HANSEN**


Canopy
Canopy
Canopy/Accessory Building
Canopy/Accessory Building
Concrete Pad with Wash Station
Office
Office
Craneway Building
(24′ Clear, Crane System)



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