



OFFICE / INDUSTRIAL FLEX BUILDING FOR SALE

Near 19th Ave. & Dunlap Ave.

2101 & 2121 W. Alice Ave., Phoenix, AZ 85021

\$2,235,000

28,017 total building
square footage

\$79.77 per square foot

Owner/User Opportunity

19,999 vacant square
foot space perfect for
owner/user purchaser

Priced well below
replacement cost

Why rent when you can
buy!



8767 E. Via de Ventura
Suite 290
Scottsdale, AZ 85258
RGcre.com

STEVE GROSSEHME

480.214.9413
Steve@RGcre.com

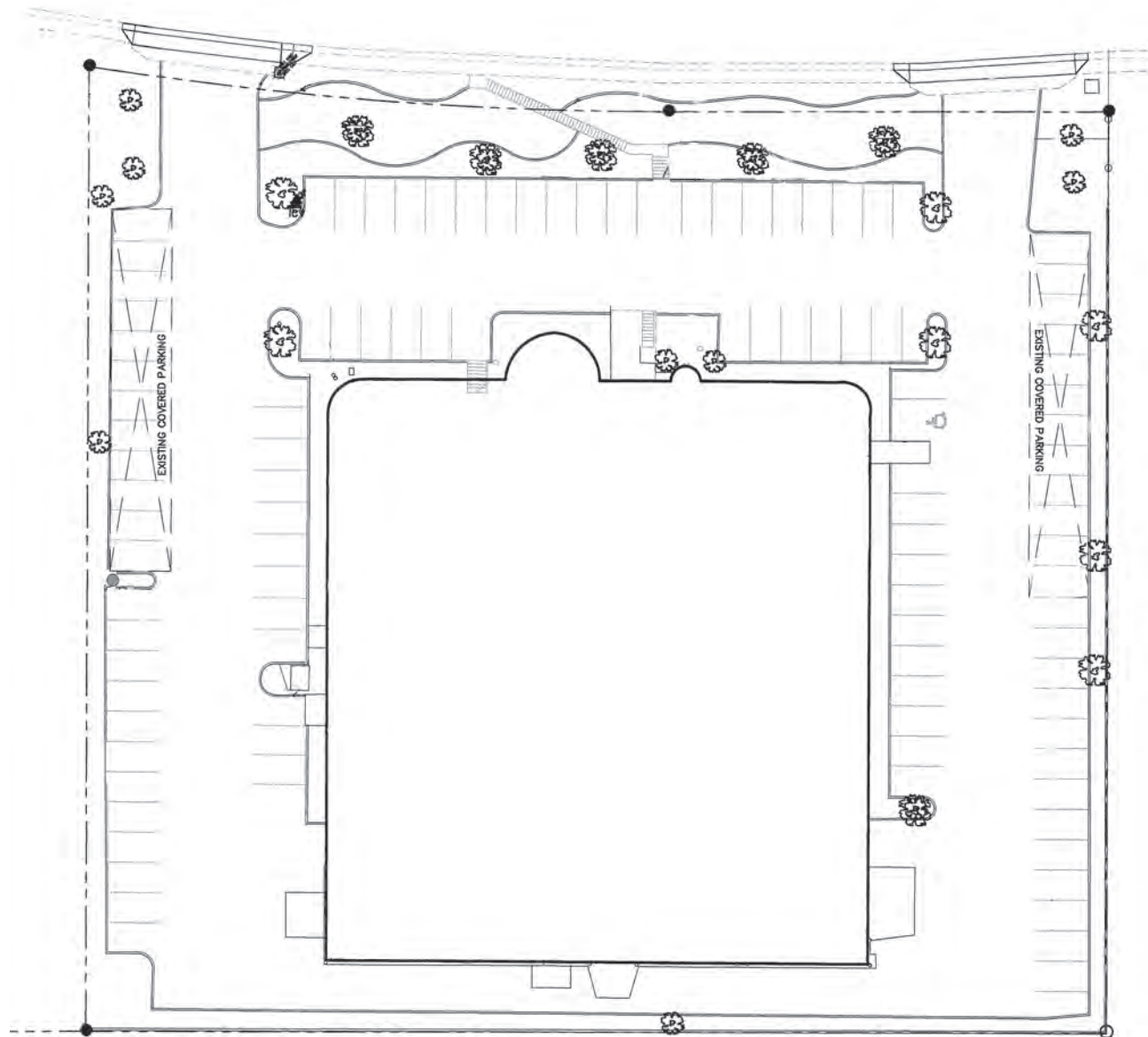
2101 W. Alice Ave.
Phoenix, AZ 85021

Sales Price	\$2,235,000
Price per SF	\$79.77
Total Building Size	28,017 SF
Warehouse Size	7,311 SF (26%)
Office Size	20,706 SF (74%)
Year Built	1986. Renovated in 2000 & 2015.
Site Size	Approx. 1.93 Acres
Zoning	CP/BP, Phoenix
Parking	116 parking spaces of which 23 are covered Ratio of 4.21 / 1,000 SF
Clear Height	14' - 17'
Power	Heavy Power 1400 amps / 277-480 volts 3 phase
Loading	Three 8' wide x 10' high Grade Level Drive-Ins



The information contained herein has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify this information and bear all risk for inaccuracies.





SUITE 2101 FLOOR PLAN

