

±15,764 SF OF BUILDINGS ON ±2.07 ACRES

3637 E Anne St, Phoenix, AZ 85040

Sale Price: \$2,350,000

Fully Fenced and Secure Site with Partially Paved Yard

 $\pm 15,764$ SF of Buildings on ± 2.07 Acres

 $\pm 2,328$ SF of Office Space

Two 5-Ton Bridge Cranes Four 3-Ton Bridge Cranes One 1-Ton Bridge Crane One ½-Ton Bridge Crane

800 Amps, 227/480V 3ph

Zoned A-1, City of Phoenix

I-10 Visibility

Proximity to I-10, I-17, SR-143, and Loop 202 Freeways

Located in Opportunity Zone

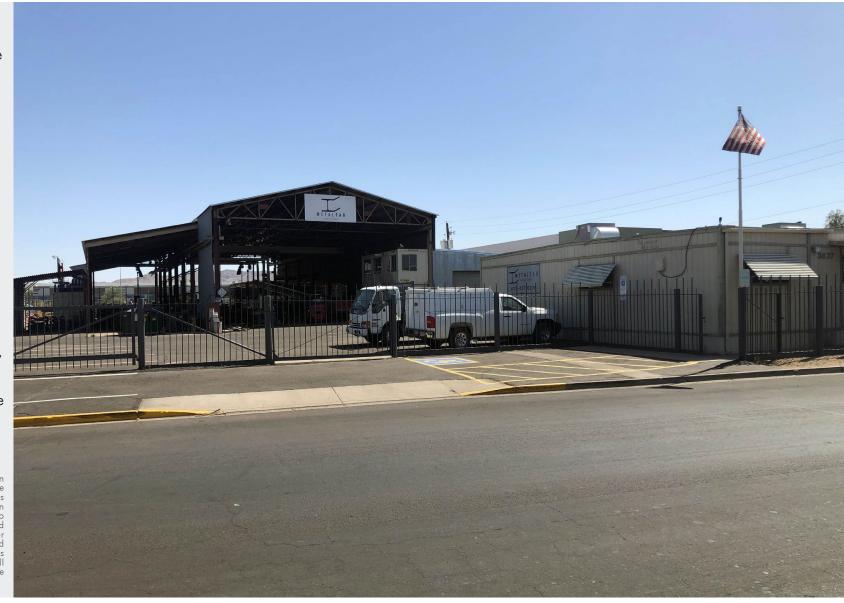
APN: 122-11-015B

Mintues to Sky Harbor

The information contained herein has been obtained from sources we believe to be

reliable, however, Rein & Grossoehme and its agents have not conducted any investigation regarding these matters and make no warranty or representation expressed or implied regarding the accuracy or completeness of the information. Interested parties need to verify any information that is critical to their decision process and bear all risk for inaccuracies. References to square footage or age are approximate.





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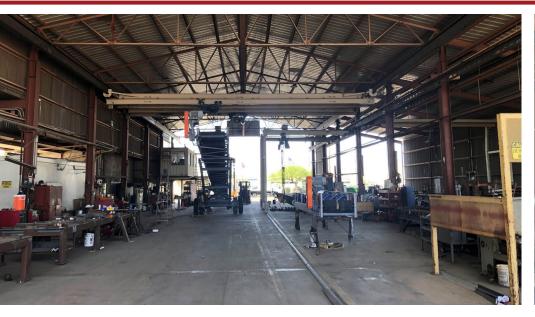




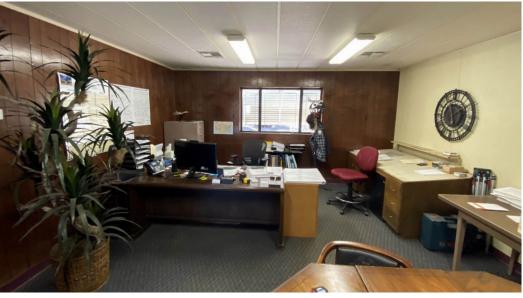
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