

**FREESTANDING ±19,987 SF INDUSTRIAL BUILDING
ON ±1.07 ACRES FOR SALE**
Sale Leaseback | 7% Cap Rate | \$2,400,000
2222 N 23rd Dr, Phoenix, AZ



MAX SCHUMACHER
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FOR SALE

FREESTANDING $\pm 19,987$ SF INDUSTRIAL BUILDING ON ± 1.07 ACRES

Site Information

2222 N 23rd Dr

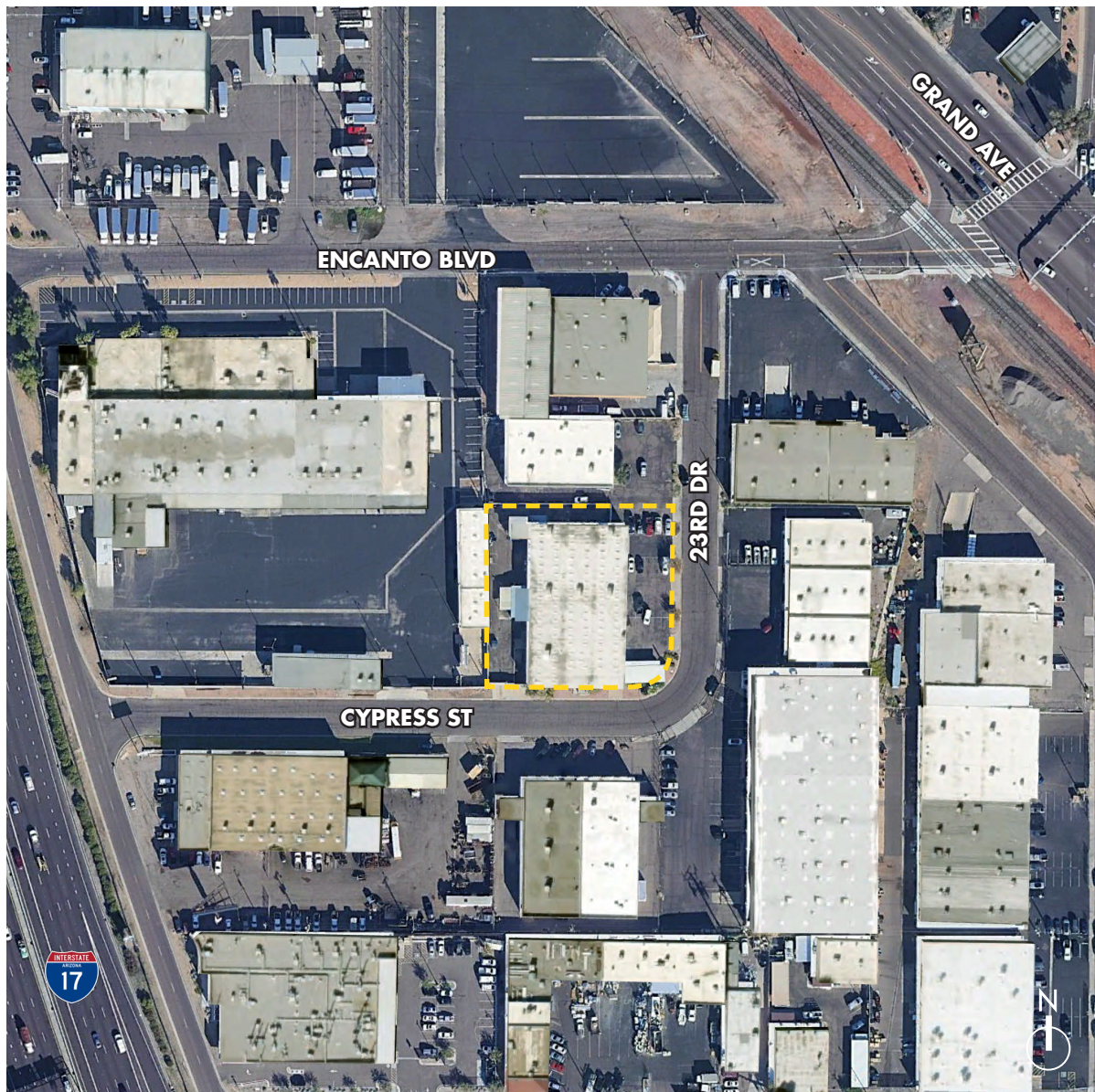
Phoenix, AZ

The property consists of a $\pm 19,987$ SF freestanding building on ± 1.07 acres. The Seller will enter into a two (2) year lease at the COE at for \$14,000/month NNN. This reflects a \$0.70 PSF lease rate which is below the average for freestanding industrial buildings in Phoenix giving an investor significant upside at the expiration of the two year term.

FEATURES

- $\pm 19,987$ SF Building on ± 1.077 Acres.
- Fenced and Secured Yard
- A-2 Zoning (Heavy Industrial)
- 16' Clear Height
- ± 0.02 Miles to US-60 (Grand Ave),
 ± 1 Mile to I-17 and Thomas (Full Diamond Interchange),
and ± 1 Mile to I-10 and 19th Ave
- $\pm 6,000$ SF of Office/Will Call on Two Floors
- APN# 110-50-037, 110-50-038D
- Front and Rear Loading With Four (4)
Grade Level Doors and Truckwell
- Heavy Power

The information contained herein has been obtained from sources we believe to be reliable, however, Rein & Grosseohme 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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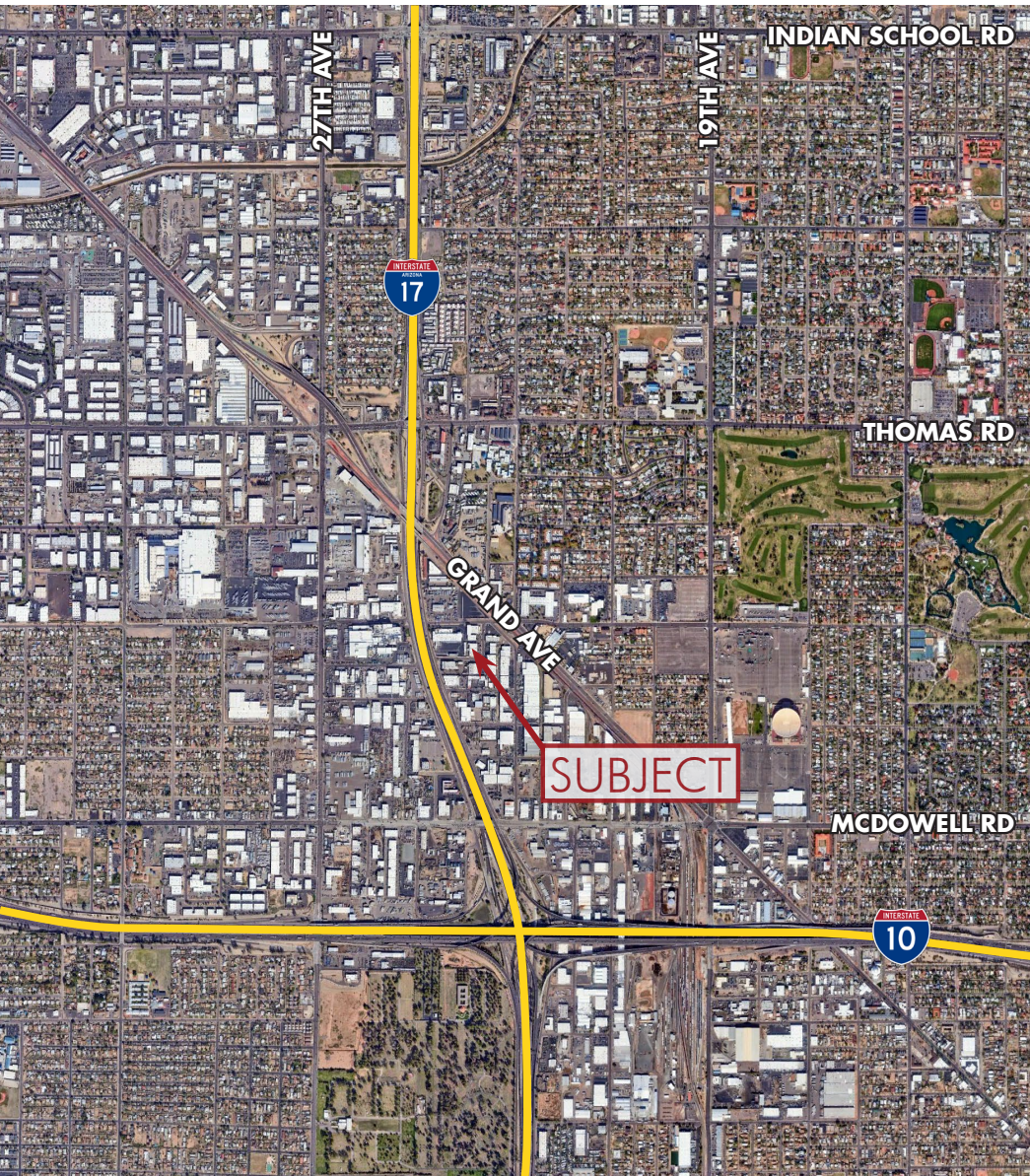
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Location Maps

R&G
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COMMERCIAL REAL ESTATE



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Property Photos

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