

# ±3.86 ACRE CONTRACTOR FACILITY WITH TWO SHOP BUILDINGS FOR SALE

1325 E Elwood St, Phoenix, AZ

## PROPERTY INFO:

- ±3.86 Acre Site (Fully Fenced and Secured)
- ±11,500 SF of Buildings
- Zoned A-1 (Light Industrial), City of Phoenix
- Owner/User Opportunity



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## Site Information

1325 E Elwood St  
Phoenix, AZ

- ±11,500 SF of Buildings
- ±7,000 SF Shop (East Building)
  - 18' Clear Height
  - One (1) Grade Level Door 12'x10'
  - Small Will Call and Office Area
- ±4,500 SF Shop (West Building)
  - 20-22' Clear Height
  - Two (2) Grade Level Doors 14'x12'
  - Clear Span Shop (No Columns)
  - No Office Buildout
- ±3.86 Acre Site
- Partially Asphalt Paved
- Block Wall Perimeter Fencing Around Entire Site
- Highly Desirable Central Phoenix Location with Proximity to the Valley's Major Freeway Systems
- ±1 Mile to I-17
- Zoned A-1 (Light Industrial), City of Phoenix
- APNs: 113-23-002E & 113-23-002H
- 2021 CY Taxes: \$22,517.66
- Owner/User Opportunity

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.



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

**MAX SCHUMACHER**

480.214.9403  
Max@RGcre.com

**PATRICK SHEEHAN**

480.214.9405  
Patrick@RGcre.com

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Location Map

**R&G**  
REIN & GROSSEHME  
COMMERCIAL REAL ESTATE



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Property Photos



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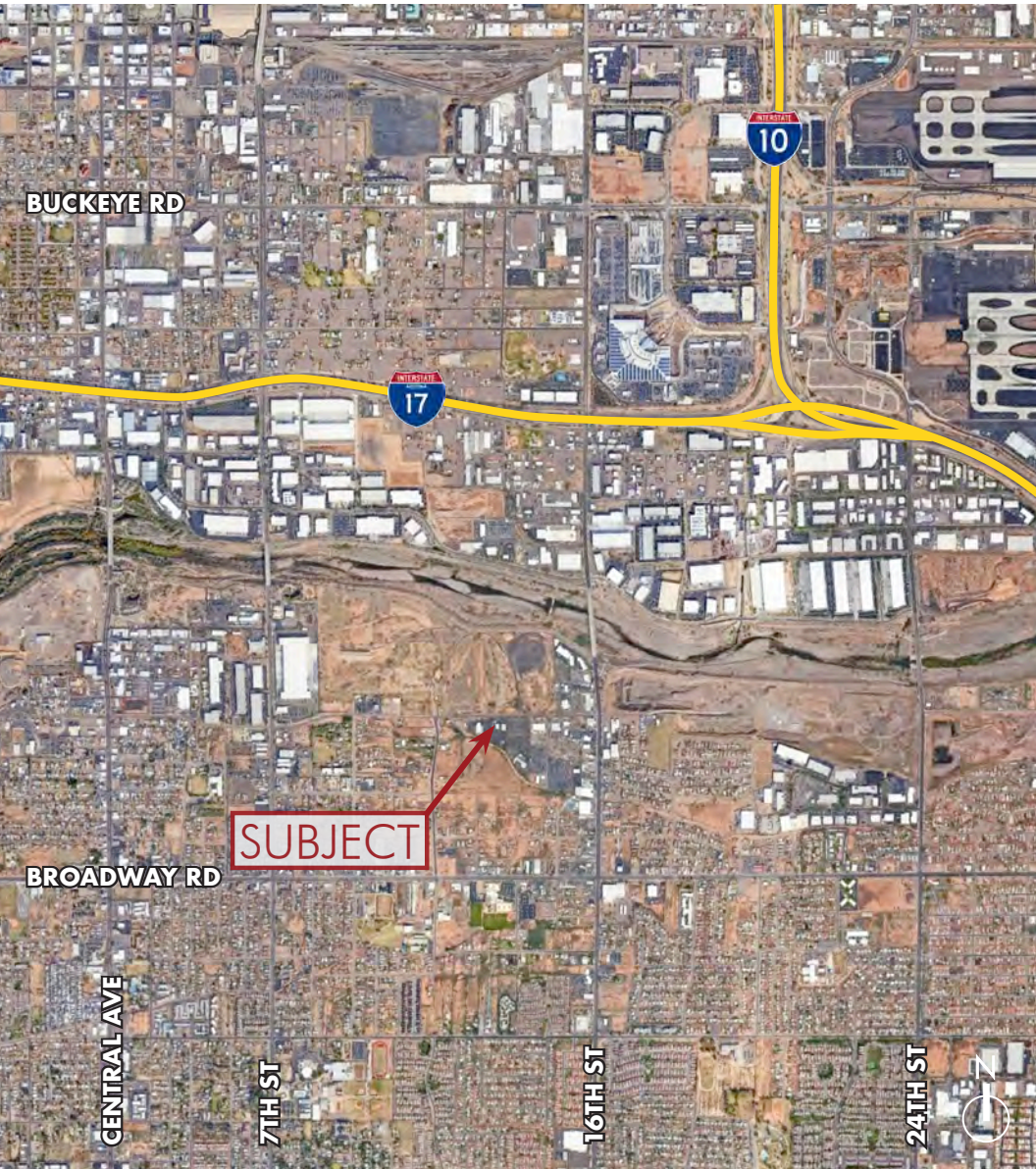
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## Location Maps



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