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# FOR SALE

±1.13 ACRE SITE IN SOUTHBANK WITH A-2 ZONING (HEAVY INDUSTRIAL)

## Site Information

2820 S 36th St.  
Phoenix, AZ 85034

- ±1.13 acre site (49,208 SF)
- A-2 zoning (heaviest zoning in Phoenix)
- Crushed aggregate / ABC base ground covering in place
- Water, sewer, and SRP electric on site
- Located in Southbank Business Park
- APN 122-03-117A
- Extremely desirable Sky Harbor submarket location with easy access to major freeway systems
  - » 1 mile to I-10
  - » 1 mile to Sky Harbor Airport
  - » Less than 2 miles to SR-143
  - » Less than 4 miles to Loop 202
  - » 4.6 miles to I-17
- Sales price: \$1,500,000 (\$30 per land square foot)



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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## Site Images



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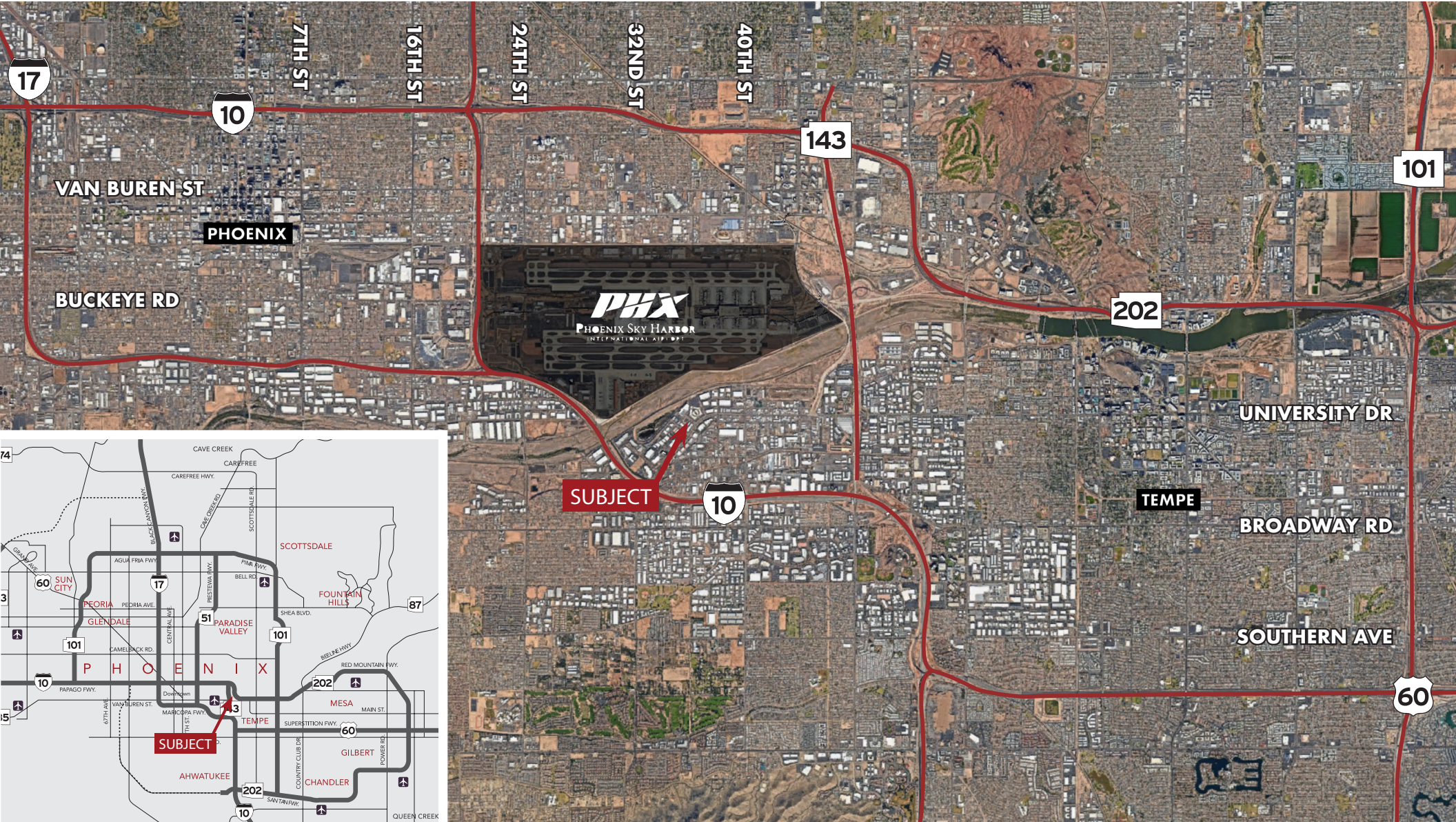
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Location Maps



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