



± 3,300 SF SHOP BUILDING WITH CANOPY ON ±2.1 ACRES FOR SALE
2435 W BROADWAY RD. PHOENIX, AZ 85041



BROADWAY RD - ±19,000 VPD

8767 E. Via de Ventura #290
Scottsdale, AZ 85258

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PROPERTY OVERVIEW

±6,586 SF

Total Square Footage

±2.09 Acres

Site Size

A-1, Light Industrial

Zoning

\$3,100,000

Sale Price

PROPERTY HIGHLIGHTS

- ±3,300 SF Shop Building
 - » 14' - 20' Clear Height
 - » EVAP Cooled
 - » Four (4) Grade Level Doors
- ±3,286 SF Canopy
 - » Covering Concrete Pad
 - » 12' Clear Height
- ±2.09 AC Fully Fenced Site
- Majority Asphalt Paved
- Frontage on Broadway Rd (±19,000 VPD)
- 2 Miles to I-17
- Site Can be Delivered Vacant or with Short Term Tenant in Place









DISCLAIMER:

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