



±12,920 SF FULLY RENOVATED SHOP & OFFICE BUILDING ON ±1.08 ACRES FOR SALE
1840 W SHERMAN STREET, PHOENIX 85007



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

JACK HANSEN
480.214.9421
Jack@RGcre.com

MAX SCHUMACHER, SIOR
480.214.9403
Max@RGcre.com

PATRICK SHEEHAN, SIOR
480.214.9405
Patrick@RGcre.com

PROPERTY OVERVIEW

±12,920 SF

Total Square Footage

±1.08 AC

Site Size

C-3, General Commercial

Zoning

\$2,350,000

Sale Price

PROPERTY HIGHLIGHTS

- Large secured yards
- 13' Clear Height
- Two (2) Ramp to Grade Level Doors
- Six (6) Dock High Doors
- Clear Span Warehouse
- Metal & Block Construction
- 400 AMPS, Single Phase Power (expandable to 600 AMPS)
- Easy Freeway access (±1.5 miles from I-17, I-10, US-60)

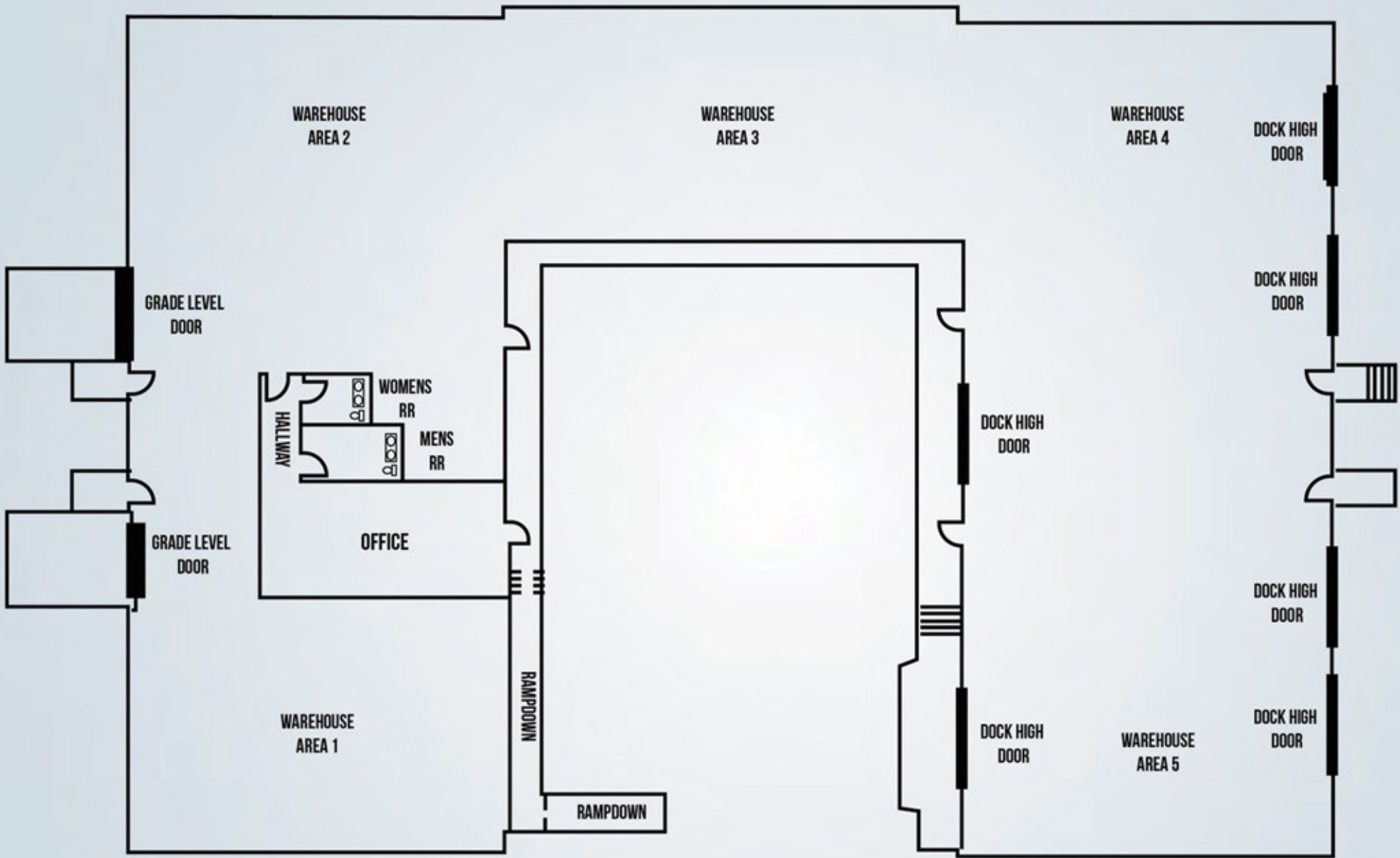
FULL 2024 RENOVATION

- New Roof
- New Electrical
- New Plumbing
- New AC & EVAP units
- Insulation
- Office Space
- Fresh Paint













DISCLAIMER:

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