



±13,300 SF INDUSTRIAL SERVICE FACILITY WITH CRANEWAY ON ±1.26 AC FOR SALE
OWNER USER OPPORTUNITY | A-2 HEAVY INDUSTRIAL ZONING | IDEAL IOS OR HEAVY FABRICATION SITE
2935 E ILLINI ST PHOENIX, AZ 85040



- One (1) 5-Ton Overhead Crane
- One (1) 2-Ton Overhead Crane
- 24' Clear Height in Craneway
- 800 Amps, 277/480V Power

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PROPERTY OVERVIEW

±13,300 SF

Building Size

±1.26 AC

Site Size

A-2

Zoning

\$2,600,000

Sales Price

PROPERTY HIGHLIGHTS

- ±13,300 SF Total Under Roof on ±1.26 Acres (54,956 SF)
*see page 3 for SF breakdown
- ±5,000 SF Craneway Building — 24' Clear Height with Overhead Crane System
 - » One (1) 5-Ton Overhead Crane
 - » One (1) 2-Ton Overhead Crane
- Heavy Power — 800 Amps of 277/480V
- Low Coverage, Partially Paved Site
- Zoned A-2 Heavy Industrial, City of Phoenix
- Located in the Heart of the Sky Harbor/Airport Industrial Submarket with Proximity to the Valley's Major Freeway Systems
- Tenant In Place Until December 31, 2026





Canopy

Canopy

Canopy/Accessory Building

Canopy/Accessory Building

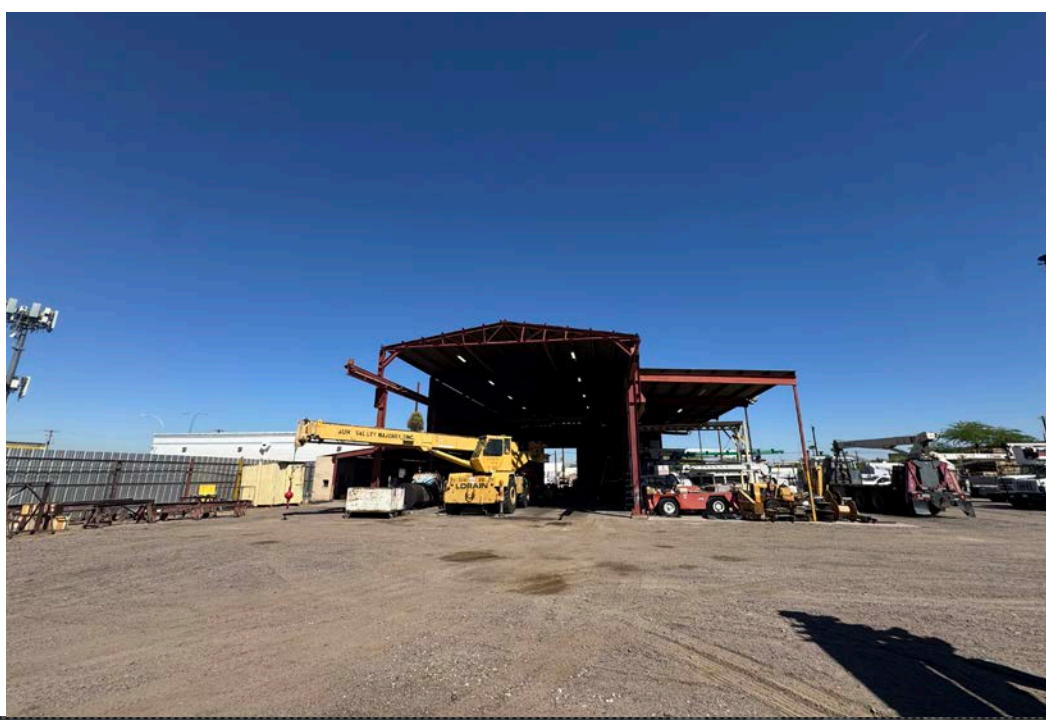
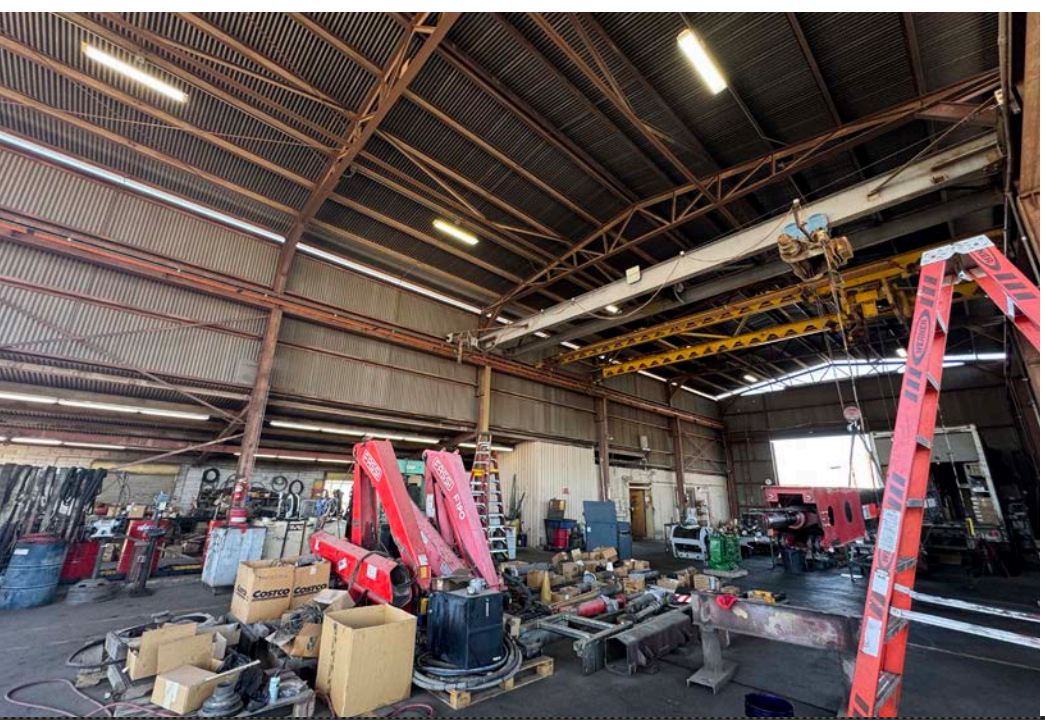
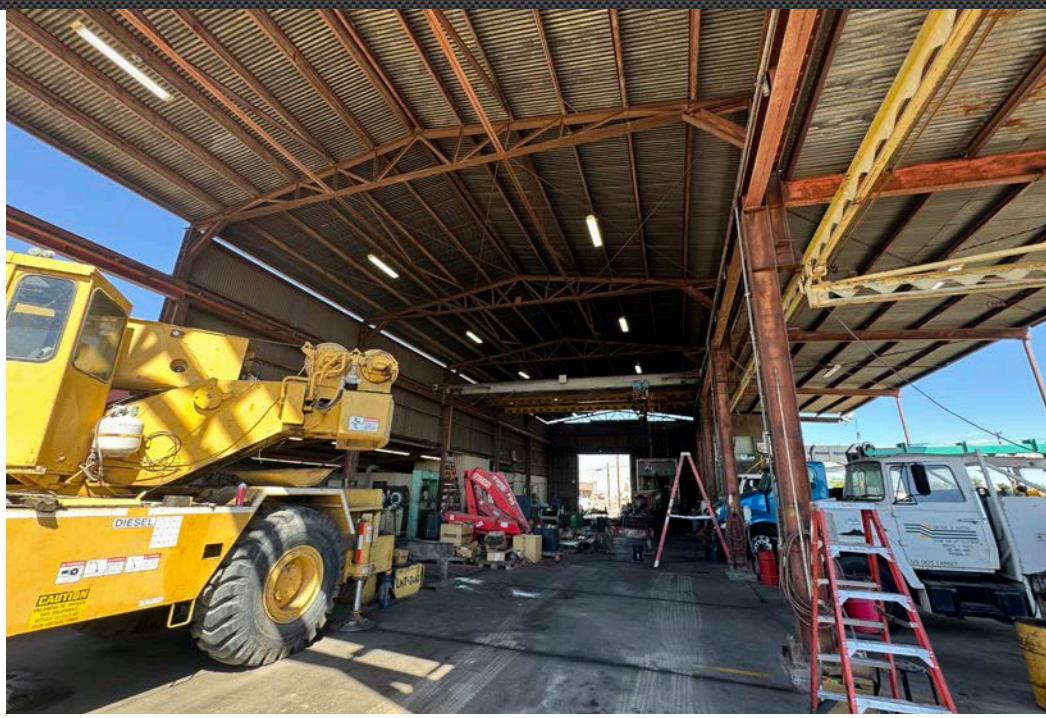
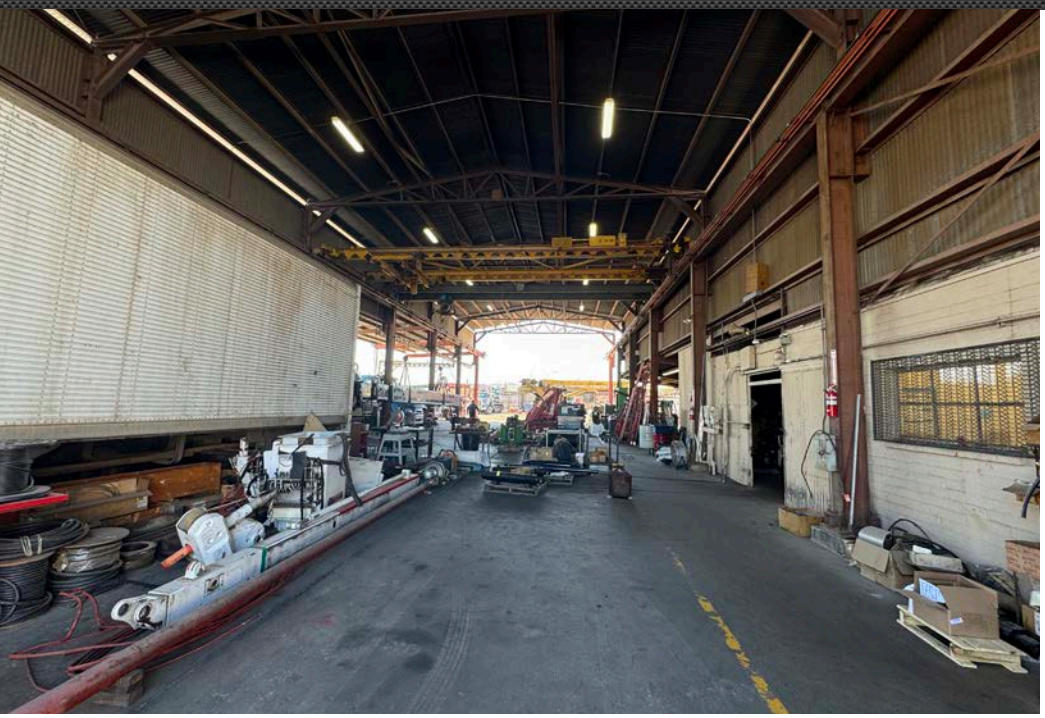
Concrete Pad with Wash Station

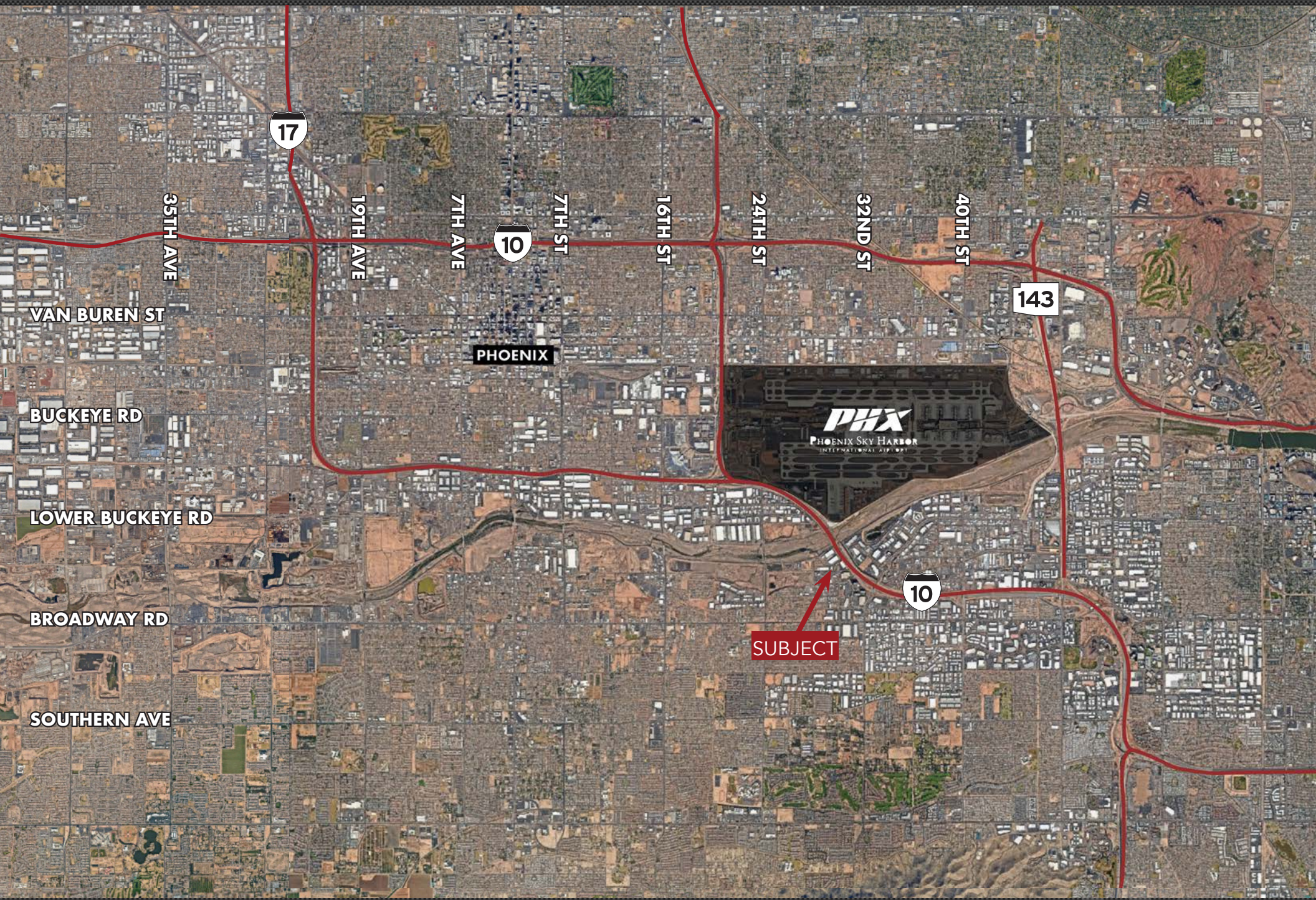
Office

Office

Craneway Building
(24' Clear, Crane System)









DISCLAIMER:

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