

FOR SALE | INDUSTRIAL

# Warehouse Near SkyHarbor Airport

210-218 S 37th Street | Phoenix, AZ 85034

PRESENTED BY:

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## PROPERTY SUMMARY

<b>Sale Price:</b>	\$495,000
<b>Lot Size:</b>	0.39 Acres
<b>Building Size:</b>	7,130 SF
<b>Grade Level Doors:</b>	1
<b>Zoning:</b>	A-1, Light Industrial
<b>Market:</b>	Phoenix Metro
<b>Sub Market:</b>	Phoenix Airport Industrial Corridor
<b>Cross Streets:</b>	E Washington & S 37th Street

## PROPERTY OVERVIEW

A-1 Industrial warehouse space near Skyharbor Airport and Greyhound Park. Two adjacent parcels and buildings being sold together. Possible uses could be warehouse, automotive, manufacturing, office, sales, repairs and more. Owner occupies larger warehouse. No leases in place.

## LOCATION OVERVIEW

### Subject Property Location

The subject property is located at 218 S 37th Street in the City of Phoenix, Maricopa County, Arizona. The subject property is adjacent to Phoenix SkyHarbor Airport and is a very good location with respect to commercial services, thoroughfares, public transportation. Appeal of the area is very good and in redevelopment in terms of retail and commercial. The subject benefits from busy commuter and local traffic along Washington Street. The area is anticipated to experience growth in the foreseeable future due to its location on the light rail line and Airport corridor. Cities along the light rail are now allowing new 'Walkable Urban' zoning, with generally allows up to 5 stories in new construction along the light rail corridor. ASU (Arizona State University) is discussing a new campus in the City Center.

### Metro Phoenix Location

The Metro Phoenix area is among the fastest-growing metropolitan areas in the country with an estimated 4.3 million residents. It has an accessible location, excellent lifestyle amenities, a pro-business Governor with a growing business and entrepreneurial climate. The area has a predictable 320+ days of sunshine each year with mild winter temps and summer months of dry heat. Phoenix is the epicenter of the Southwest and proves to be particularly desirable to aerospace, nanotechnology, bioscience, advanced business services, high-tech and healthcare. Phoenix is home to major sports franchises: Arizona Diamondback baseball, Phoenix SUNS basketball, and Arizona Cardinals football and Arizona Coyotes hockey.

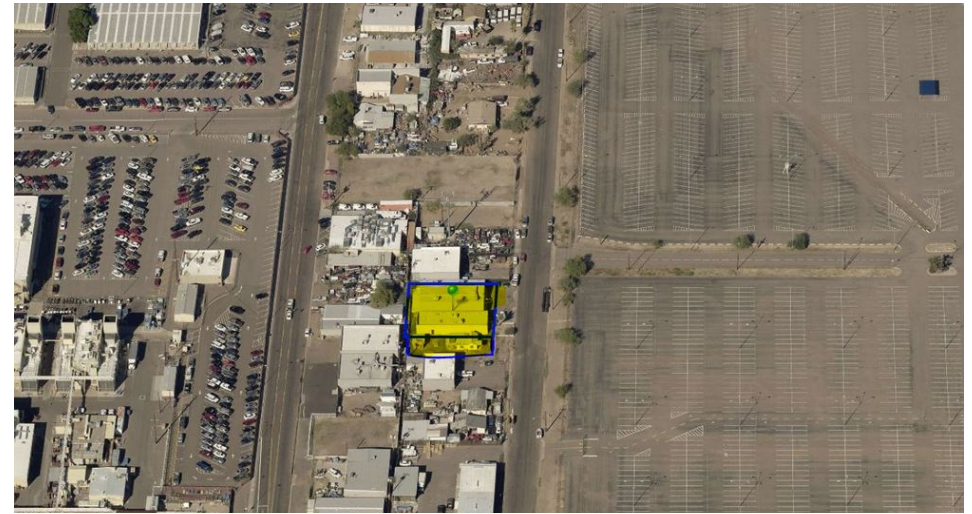
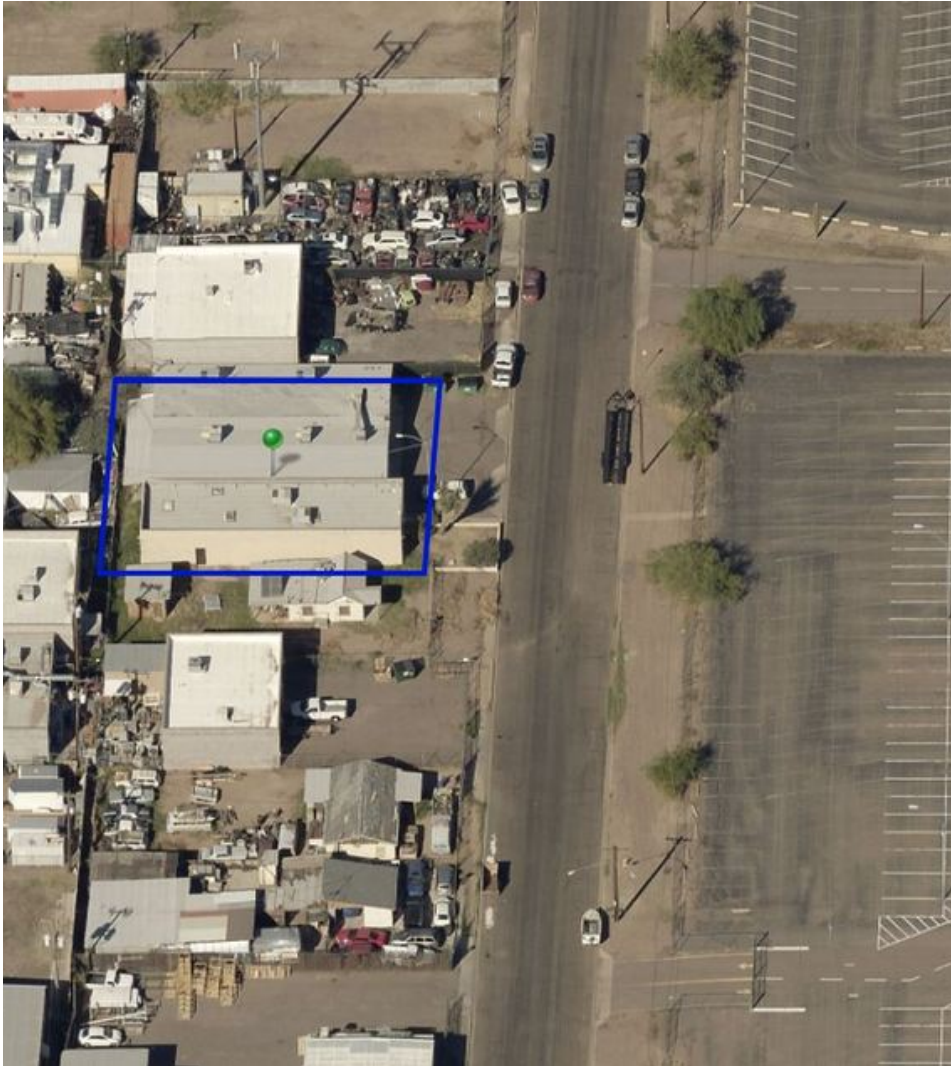




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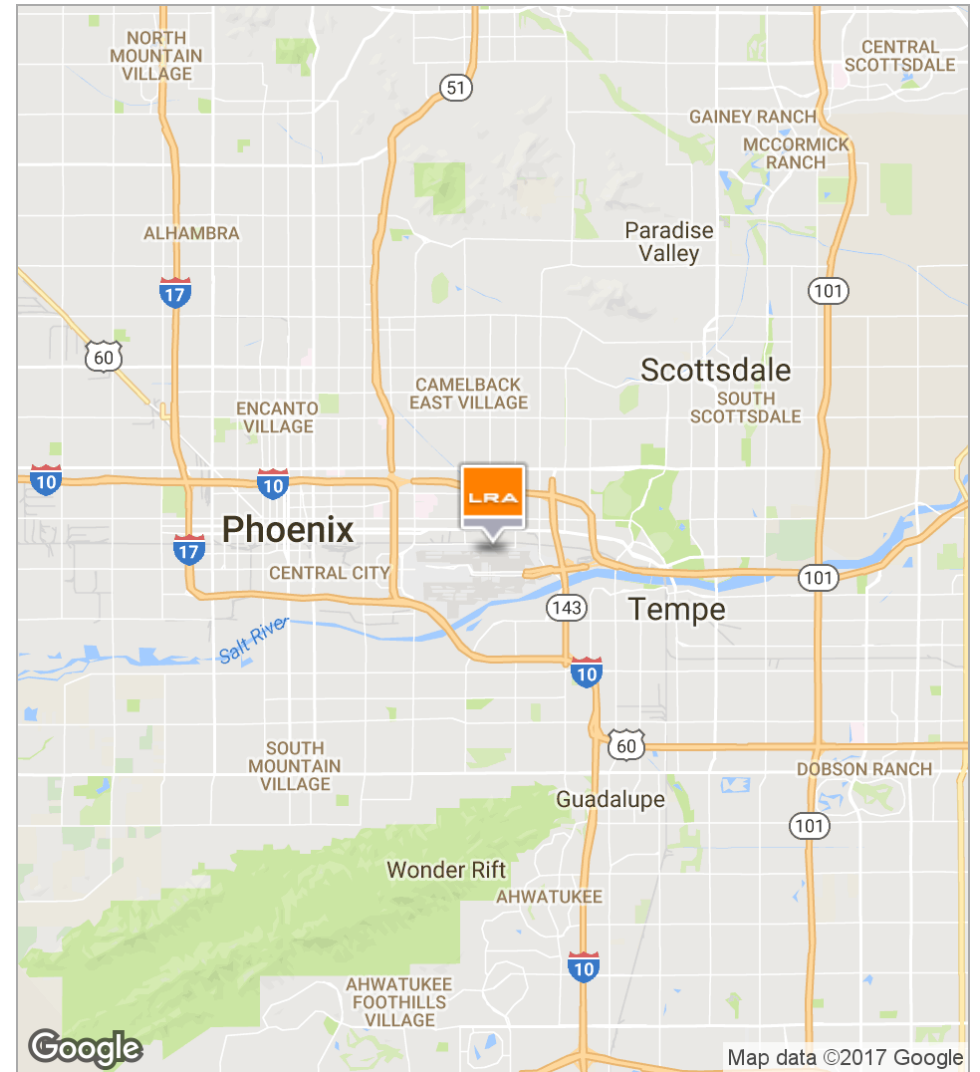
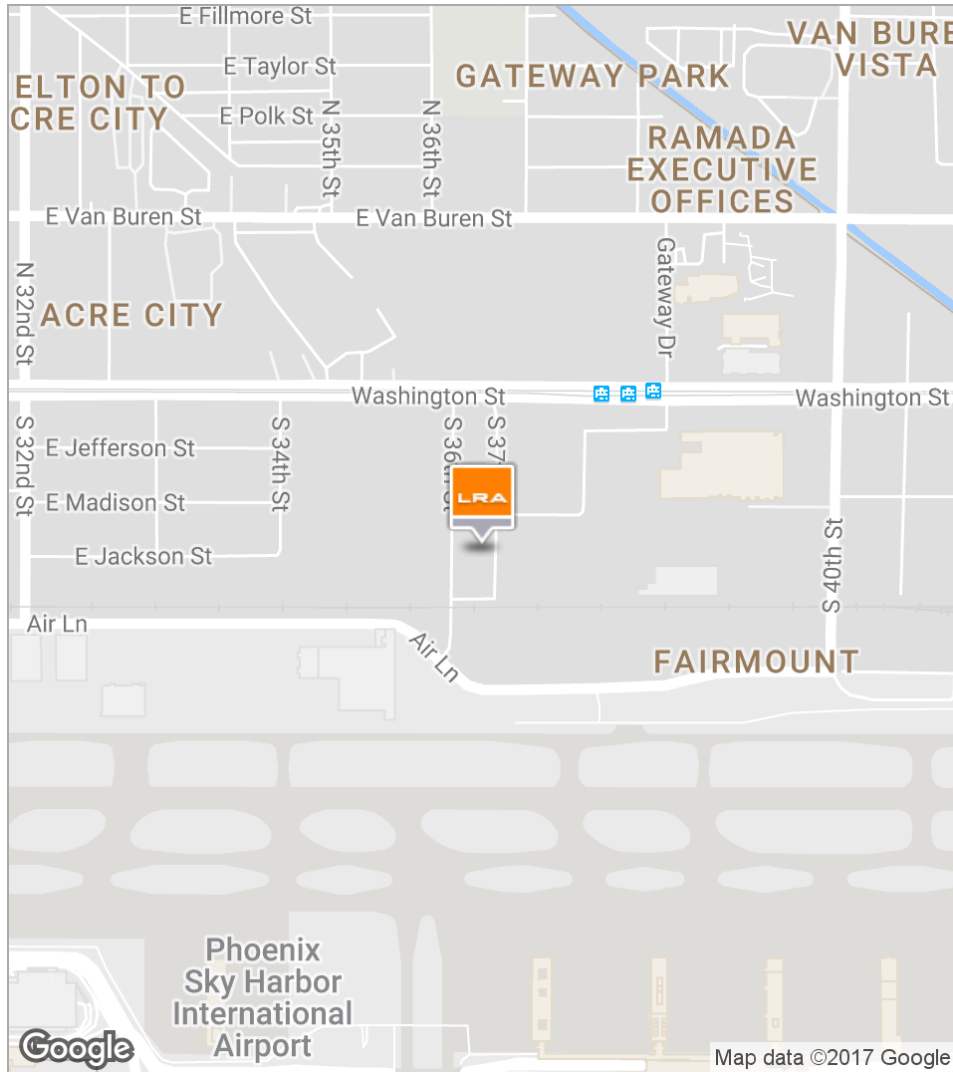




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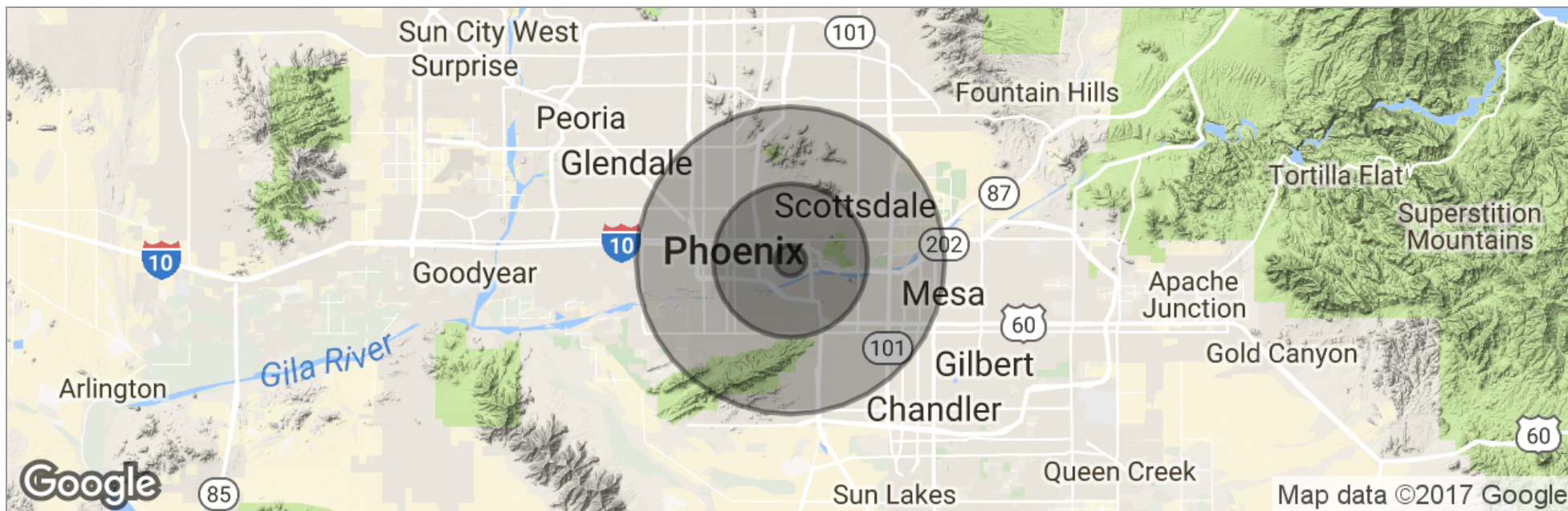
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	1 Mile	5 Miles	10 Miles
Total Population	6,039	275,765	1,046,930
Population Density	1,922	3,511	3,332
Median Age	26.9	31.0	33.4
Median Age (Male)	27.5	30.6	32.9
Median Age (Female)	27.2	31.3	33.9
Total Households	2,127	104,975	402,281
# of Persons Per HH	2.8	2.6	2.6
Average HH Income	\$34,752	\$55,307	\$66,583
Average House Value		\$340,548	\$345,261

\* Demographic data derived from 2010 US Census