

**AVISON
YOUNG**



C-2 ZONED WAREHOUSE FOR SALE OR LEASE

1928

E. McDOWELL ROAD
Phoenix, AZ 85006

Partnership. Performance.

20th Street and McDowell

Retail property most recently used as a warehouse. Great visibility from SR 51. Approximately 258 feet of McDowell Road frontage with good parking. Over 165,000 vehicles pass daily via SR 51 and 33,435 via McDowell Road.



Gail Brown, JD

Associate

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OFFERING SUMMARY

| | |
|-----------------|---------------|
| Building Size: | 7,200 SF |
| Purchase Price: | \$599,000 |
| Lease Rate | \$8.50/sf/NNN |
| Lot Size: | 0.6 Acres |
| Zoning: | C-2 |

PROPERTY HIGHLIGHTS

- Retail property most recently used as a warehouse.
- Approximately 258 feet of McDowell Road frontage.
- Great visibility from SR 51.
- Over 165,000 vehicles pass daily via SR 51 and 33,435 via McDowell Road.
- Billboard scheduled to be removed in December.
- Good parking.

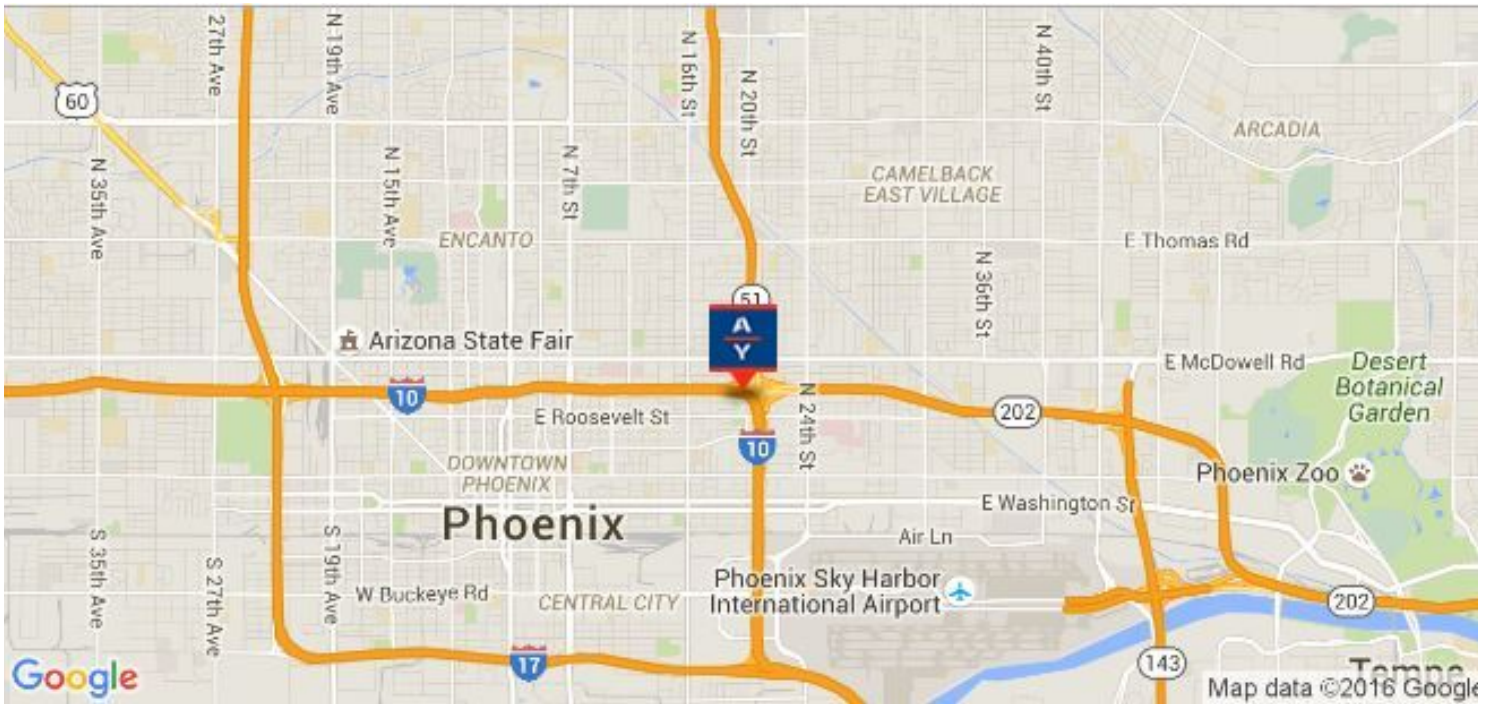
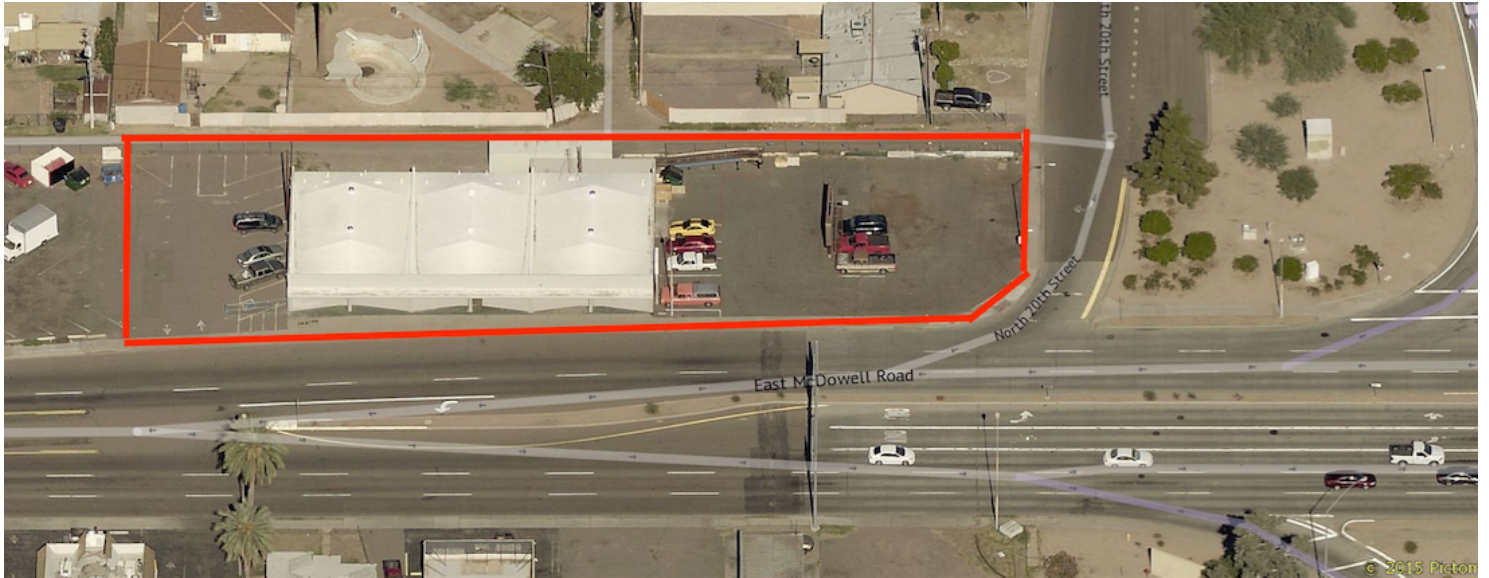
For Sale or Lease

Industrial property on McDowell Road visible from SR 51



For Sale or Lease

Industrial property on McDowell Road visible from SR 51



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