



Industrial Zoned Office Bldg with I-10 Exposure

FOR SALE | 2544 E UNIVERSITY DR | PHOENIX, AZ 85034

EXECUTIVE SUMMARY

LevRose Commercial Real Estate is pleased to present the opportunity to acquire 2544 E. University Drive, a ±11,019 SF freestanding, industrial-zoned office building situated on ±1.65 acres within Phoenix's University Drive industrial corridor. Well suited for a single user, the building features an efficient office layout and extensive glass on all four sides, providing abundant natural light throughout. With ±14-foot clear height and the ability to add grade-level doors at the rear, the building also offers potential conversion to flex or light industrial use. Its A-2 zoning accommodates a variety of office, industrial, and service-oriented uses, including production, assembly, fabrication, storage, and distribution.

Located minutes from Phoenix Sky Harbor International Airport with immediate access to I-10, Loop 202, and SR-143, the property combines convenient regional access with prominent freeway frontage and monument signage along I-10. Traffic counts exceeding 205,000 vehicles per day deliver exceptional exposure rarely available for a building of this size. 2544 E. University Drive represents a compelling opportunity for an owner-user or investor seeking a highly visible, adaptable property in one of Phoenix's most active infill industrial submarkets.



OFFERING SUMMARY



Sale Price: \$2,050,000 (\$186.04/SF)



Building Size: ±11,019 SF



Lot Size: ±1.65 AC (±71,654 SF)



Year Built: 1978



Zoning: A-2, City of Phoenix
[\(View Zoning Description\)](#)



Parking: ±7.00/1,000 SF



Clear Height: ±14'



2025 Taxes: \$19,099.56 (\$1.73/SF)



Parcel Number: 121-43-069F

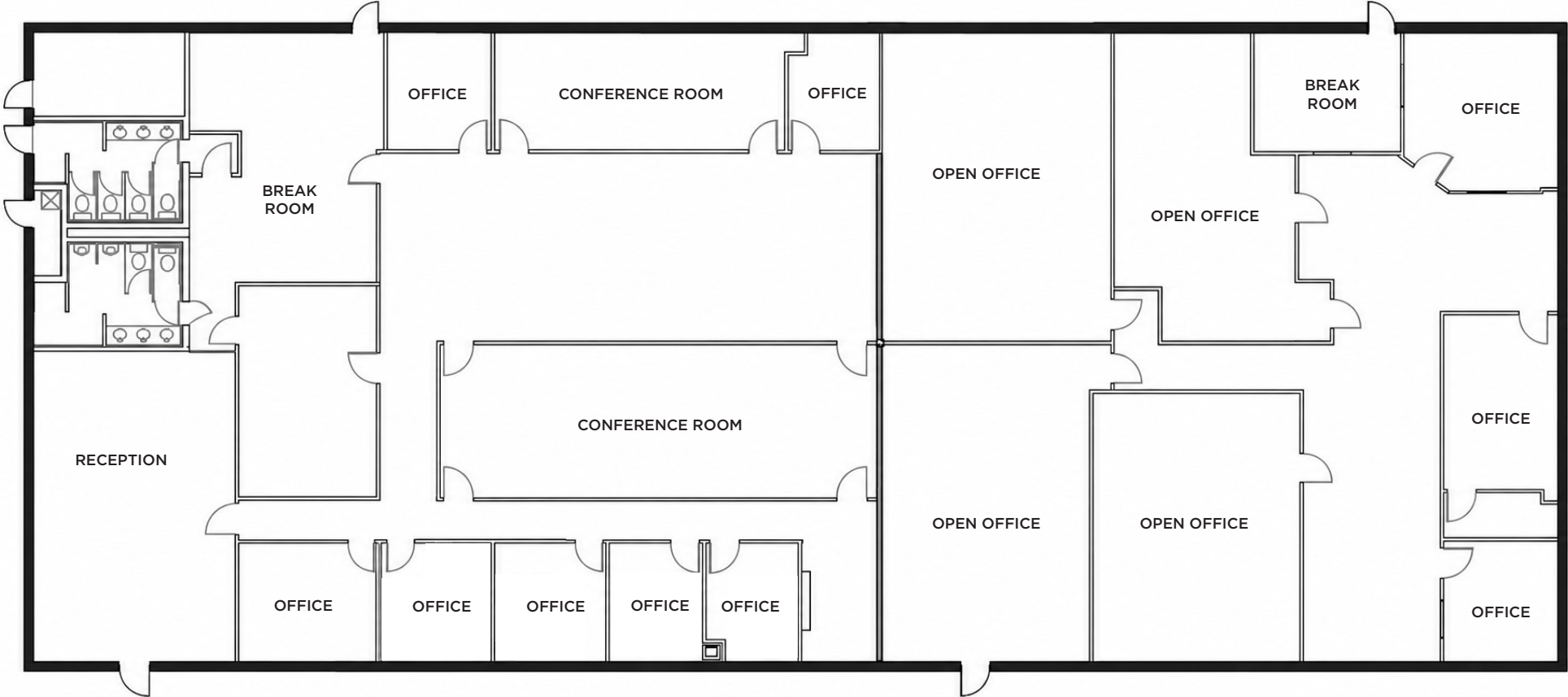


PROPERTY HIGHLIGHTS

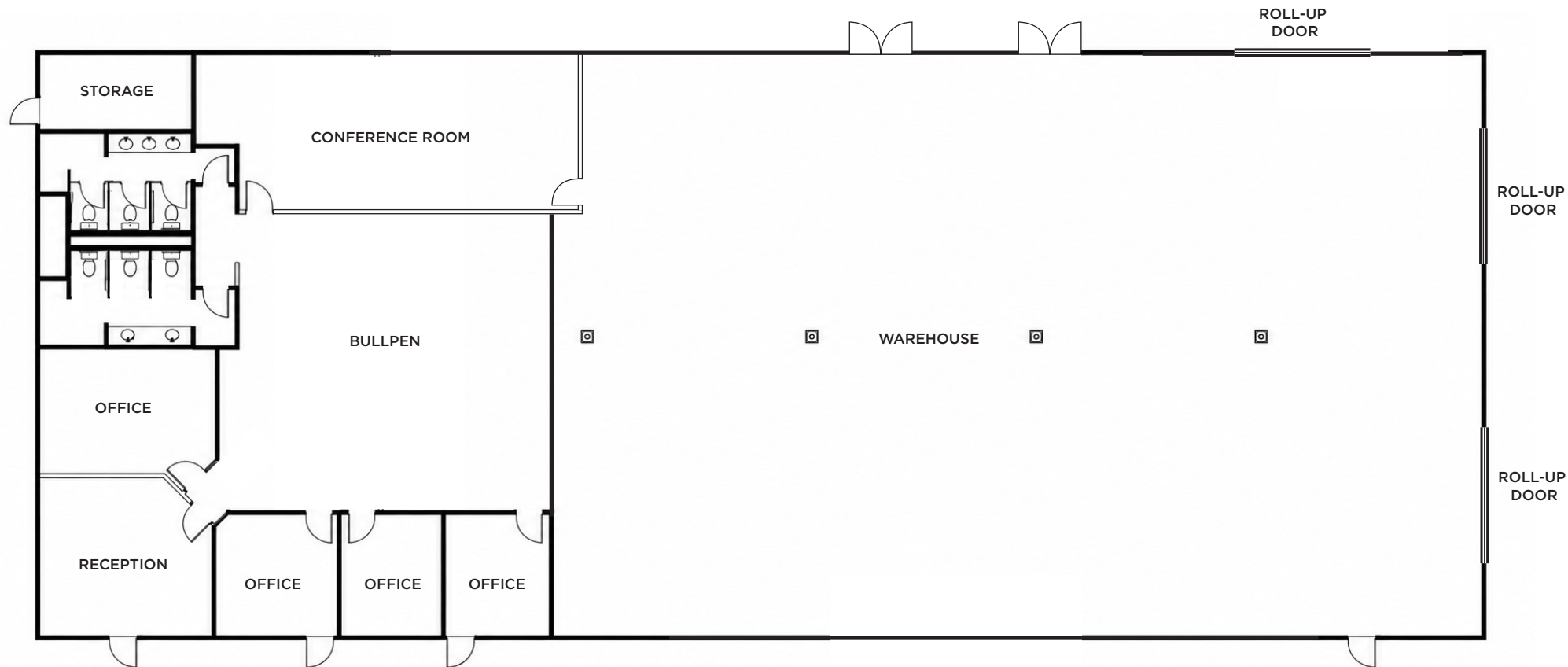
- ±11,019 SF Freestanding Office Building with Industrial Zoning
- Ideal for an Owner/User or Investor
- Rare I-10 Frontage and Monument Signage Offering
Exceptional Freeway Exposure
- ±1.65 Acre Site with Excess Land and Flexible A-2 Industrial
Zoning
- Directly Adjacent to a New Industrial Development in a
Highly-Sought After Submarket
- Potential Flex/Industrial Conversion with ±14' Clear Height
and the Ability to Add Grade Level Doors



CURRENT FLOOR PLAN - ±11,019 SF



CONCEPTUAL FLOOR PLAN



Disclaimer: The conceptual floor plans presented are hypothetical and subject to verification by a qualified architect. Actual measurements and structural considerations may vary.



±205,000 VPD

SITE

MONUMENT SIGNAGE

UNDER CONSTRUCTION
INDUSTRIAL BUILDING
135,950 SF

OFFICE

UNIVERSITY DRIVE

GATE

22 TRAILERS

GRADE LOADING



Downtown Phoenix



PHX
PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT

2544

University of Phoenix



INTERSTATE
10

ARIZONA
143

LOOP
202

Downtown Tempe/Mill Avenue



DRIVE TIME



±15 Minutes



±8 Minutes



±12 Minutes

ARIZONA
BILTMORE™

±15 Minutes



±25 Minutes

LEVROSE

COMMERCIAL REAL ESTATE



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