

MODERN UPGRADES
& PRIME LOCATION

2985 W Whitton Ave
±23,260 SF Industrial Property For Sale | Phoenix, AZ 85017



High-Power, Fully Renovated Industrial Facility In Phoenix
\$4,652,000 | Seller Financing Available

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Property Information

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PROPERTY INFO

Address: 2985 W Whitton Ave

Sale Price: \$4,652,000

Available Size: ±23,260 SF

Parcel: 108-04-020G and -020H
(Land Acreage: ±0.67)

Property Features

- '22 renovations including new roof, parking lot, stucco, fire alarm, monitoring, cameras, and full security system
- Clear Height: 12'-14' in warehouse areas
- 7.5' - 10' in office areas
- Power: 1600 amps at 480v*.
- Cooling
 - AC Units: 32 units (majority new as of '22 renovation).
- Specialty Features
 - Dehumidifiers: Fully automated & environmentally controlled.
 - Reverse Osmosis: 3,000-gallon RO system.
- Layout
 - ± 3,000 SF, 2-story office
 - ±2,500 existing warehouse space
 - Former marijuana cultivation facility
 - Remaining SF - former grow/processing rooms

* All power should be confirmed by existing utility providers. 1,600 amps is max capacity according to owner. May be expandable based off existing transformer on site solely servicing the property (KVA dependent).

Seller Financing Available

\$1,500,000 down | \$45,000/month at 7% interest

Balloon and other terms negotiable



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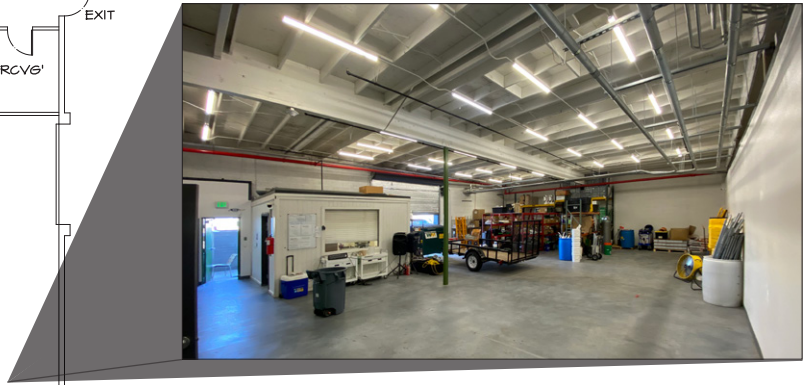
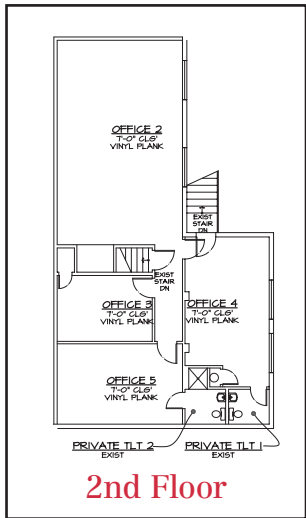
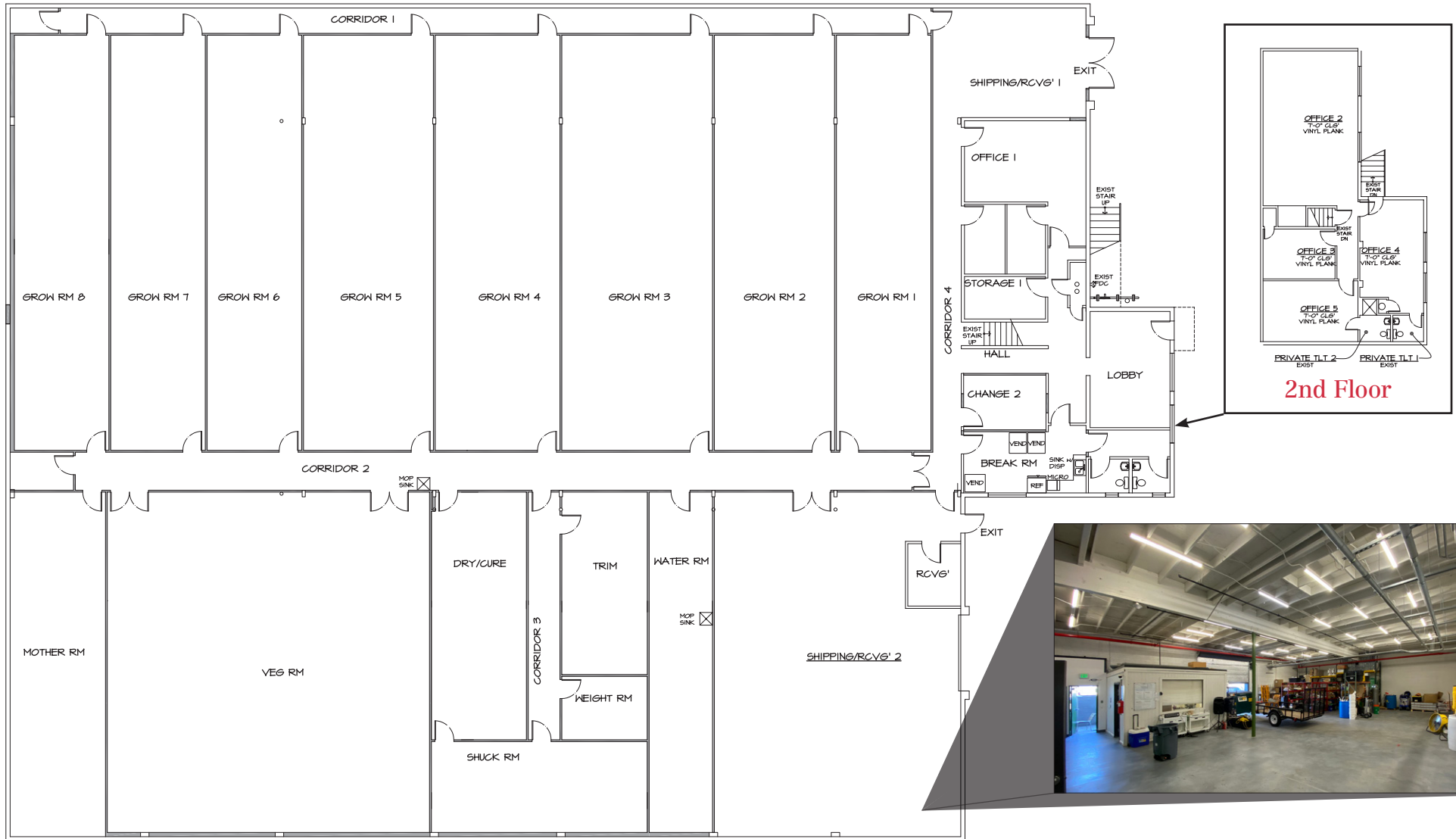
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Floor Plan

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1st Floor



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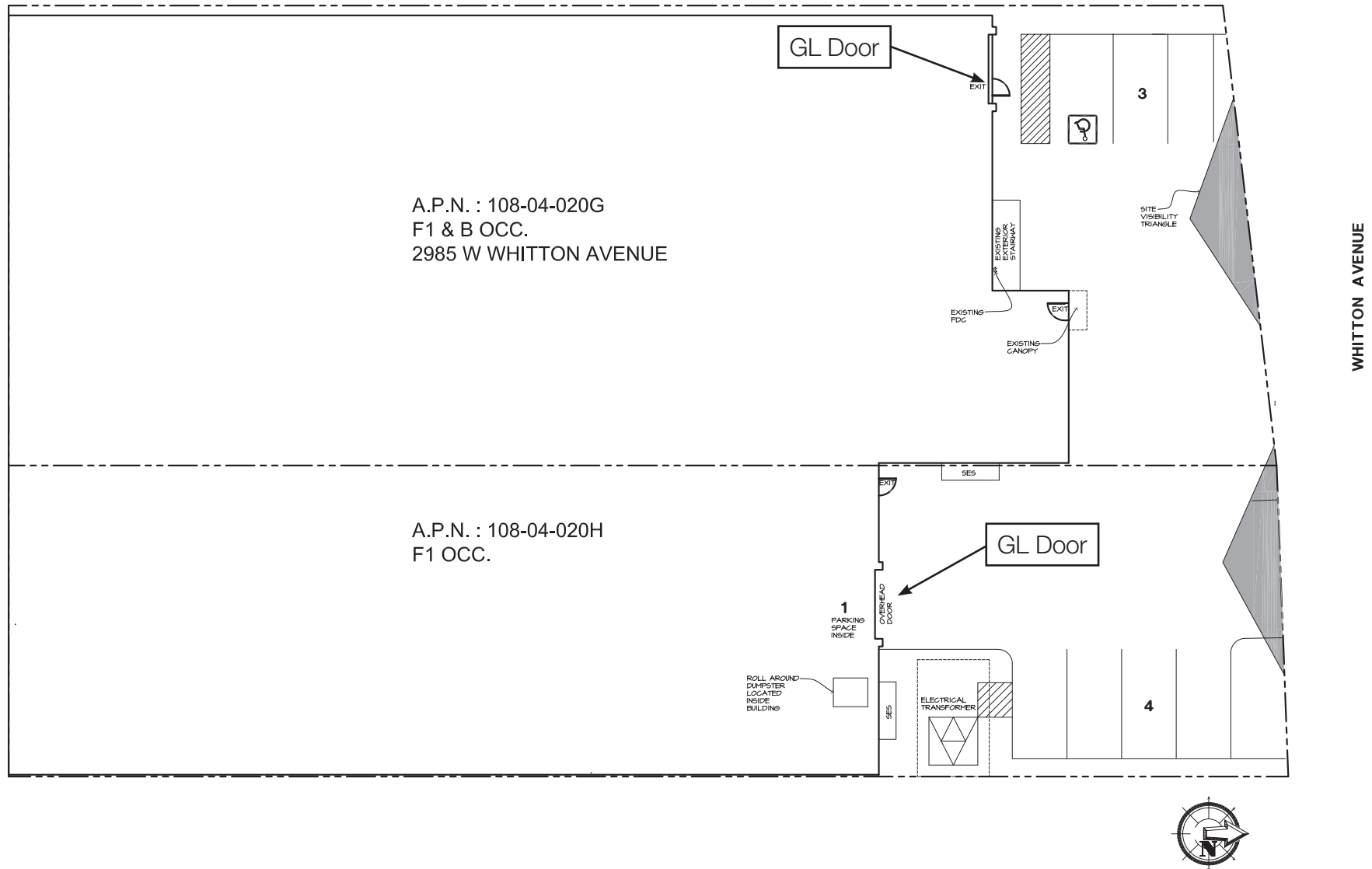
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