

26,744 SF WAREHOUSE FOR SALE OR LEASE

CRE8
ADVISORS

Subject
Property

3333 E. ATLANTA AVE
PHOENIX, AZ

ATLANTA AVENUE

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PROPERTY SUMMARY

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PHOENIX, AZ

PROPERTY SUMMARY

ASKING RENT:	CALL FOR PRICING
ASKING PRICE:	CALL FOR PRICING
TOTAL BUILDING AREA:	26,744 SF
LAND AREA:	1.76 Acres
APN:	122-72-030

PROPERTY OVERVIEW

- Turn-Key Warehouse/Office Available For Sale or Lease!
- DO NOT DISTURB TENANT - Call for Showings
- Seller Financing Only
- Divisible to two suites at 19,180 SF & 7,564. Both suites have office space and bathrooms
- The Building has approximately 3,000 SF of air conditioned office space and 23,744 SF of swamp cooled open warehouse
 - 24 foot clear height
 - Heavy power with 400 amps/277/480 volt, 3 phase
 - 5 Bays: 3 truckwell doors and 2 grade level doors
 - Fully fenced
 - Two points of access with a roundabout behind the building for easier truck access
 - Racking system included throughout all warehouse space
- Well located on 32nd Street & Broadway in Phoenix
 - Situated just 4 miles south of Sky Harbor Airport
 - Less than one mile to I-10
- The Building has been well maintained, no deferred maintenance, fully sprinklered and

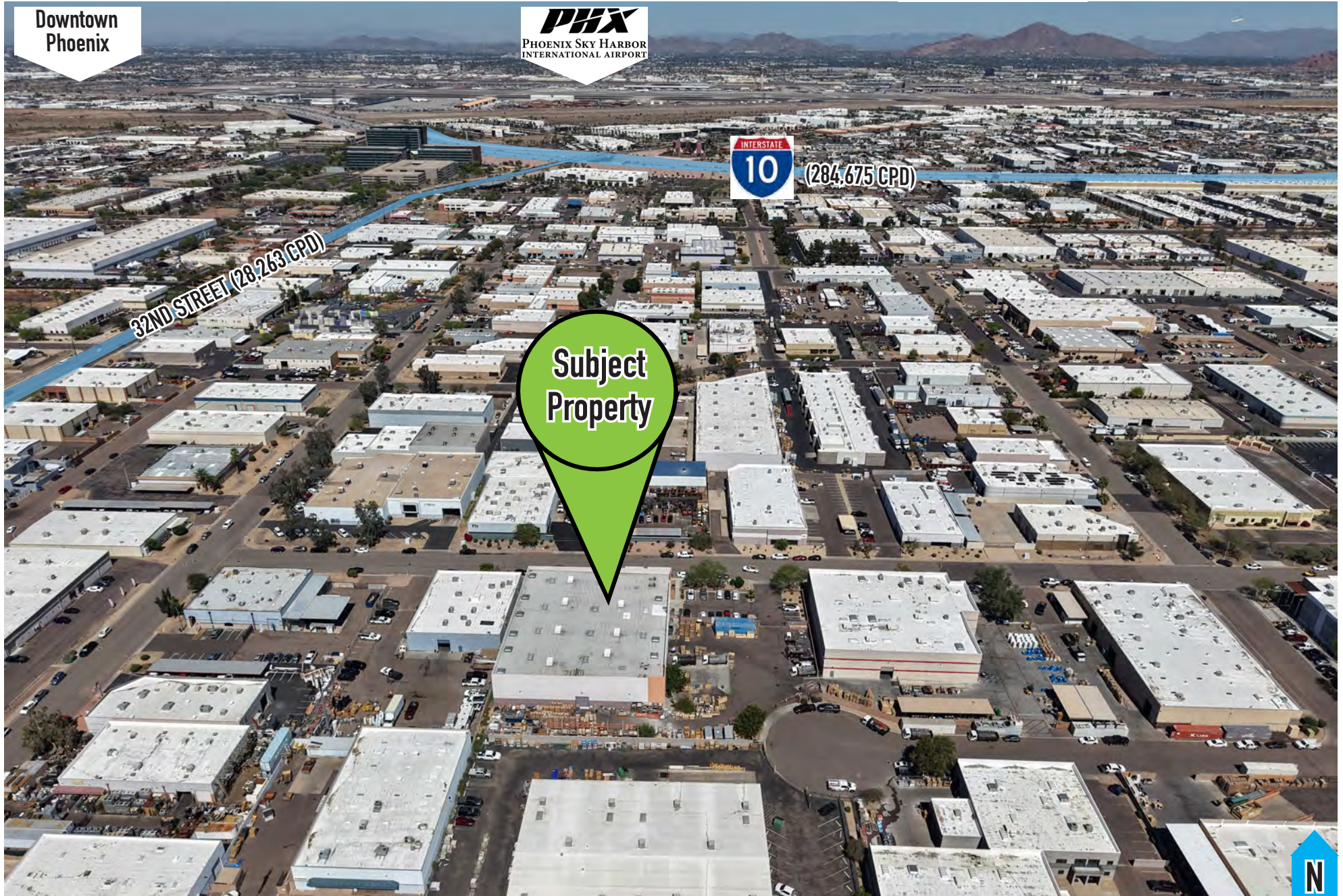


PROPERTY DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
2024 Population:	7,404	66,038	277,864
2029 Population:	8,052	71,257	300,939
Number of Households:	2,419	22,663	101,546
Average Household Income:	\$69,314	\$81,178	\$76,193

IMMEDIATE AREA AERIAL

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TRUCK WELLS

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BUILDING PHOTOS

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