

FREESTANDING INDUSTRIAL BUILDING **FOR LEASE OR SALE** ±6,244 Sq. Ft.

3242 South Central Avenue | Phoenix, AZ 85040

LOCATED IN THE OPPORTUNITY ZONE!



CENTRAL AVENUE

\$795,000

**LIGHT RAIL EXTENSION
COMING 2021**

PROPERTY INFORMATION:

- 50% Office / 50% Warehouse including materials storage
- Private fenced yard
- 0.80 acre lot
- Zoned A-2, City of Phoenix
- ±2,700 sf evap warehouse features 16' clear height and 8'x10' roll up door & 3 dock-high and 1 grade-level loading docks
- 400 amp 3-phase power

CLICK [HERE](#) TO VIEW VIDEO



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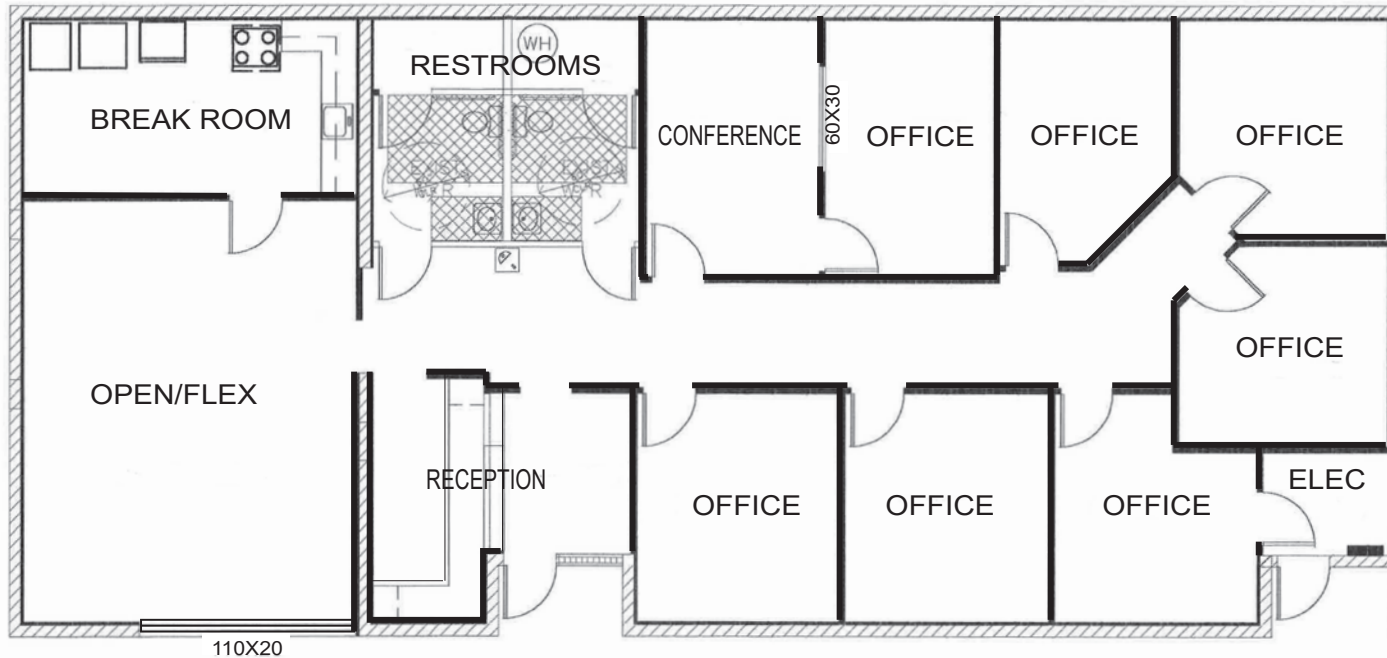


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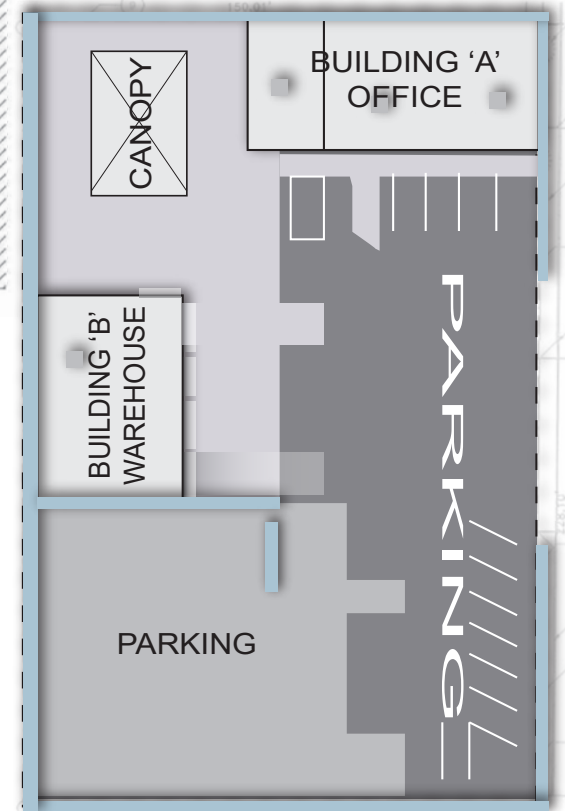
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FLOOR PLAN (OFFICE BUILDING)



SITE PLAN

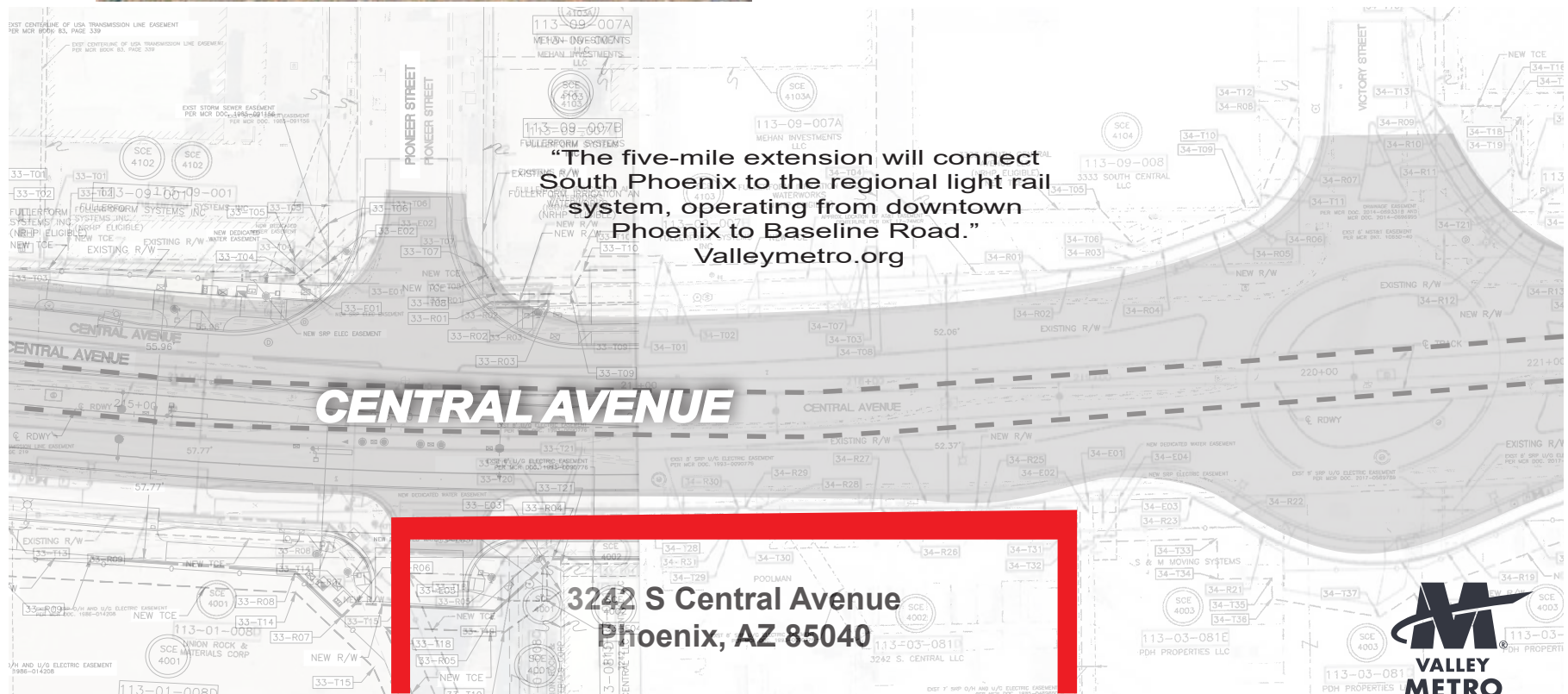


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LOCATED IN THE **OPPORTUNITY ZONE**



LIGHT RAIL CONSTRUCTION MAP



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