



1224
W. MELINDA LANE
PHOENIX | AZ 85027

±18,076 SF FOR SALE/LEASE
INDUSTRIAL WAREHOUSE BUILDING

CONTACT EXCLUSIVE LISTING AGENTS FOR MORE INFORMATION:

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OPPORTUNITY ZONE LOCATION: TAX BENEFITS AVAILABLE

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 **DAUM**
COMMERCIAL REAL ESTATE SERVICES



FOR SALE/LEASE

±18,076 SF INDUSTRIAL WAREHOUSE

PRICE	CONTACT BROKERS
PSF	CONTACT BROKERS
NNN	\$0.67
TAXES	\$17,873.42

SITE FEATURES

- ±18,076 SF Industrial Warehouse Building
- Clearance: 16-18'
- Four (4) Restrooms
- Power 277/480 Volt | Phase 3
- Sprinklered
- One (1) Grade Level Door (10x12')
- 4" Concrete Slabs
- 4" Server Lines, (2)
- Office ±2,160 SF (First Floor)
- Evap Cooled Warehouse
- 45 Parking Spaces
- Office ±1,840 SF (Second Floor)
- Mezzanine: 1,840 SF
- Building in Opportunity Zone Designation, tax benefits are available
- If Investment is Held for 10 Years, Capital Gains Made on the Investment will not be Taxed

FOR SALE/LEASE

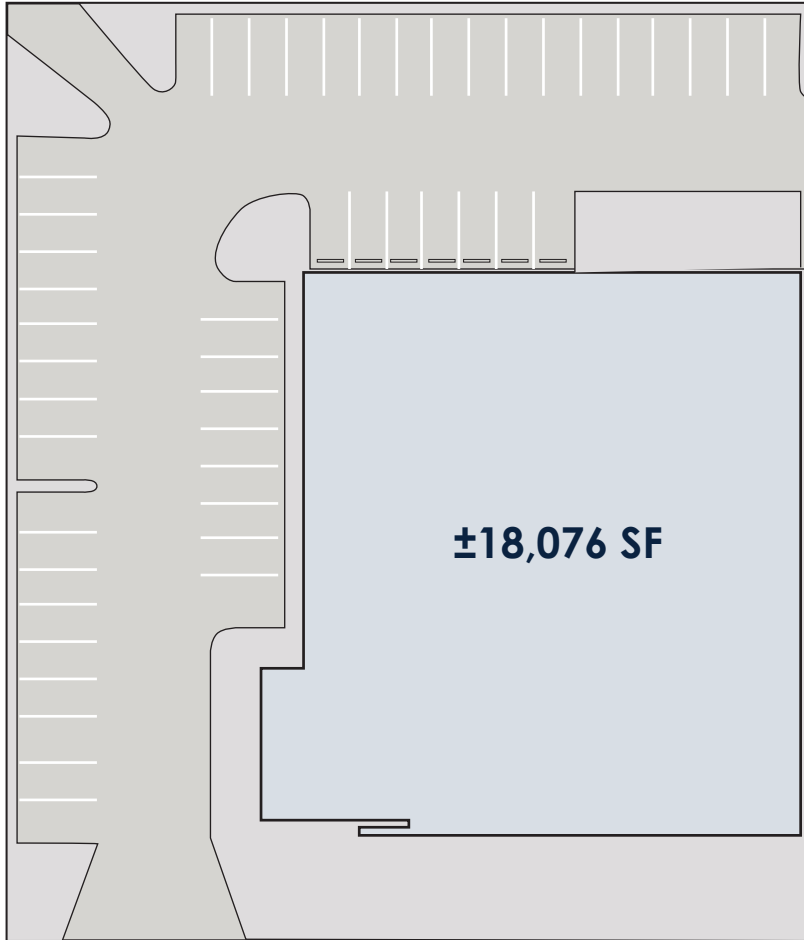
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SITE PLAN

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±18,076 SF

W MELINDA LANE



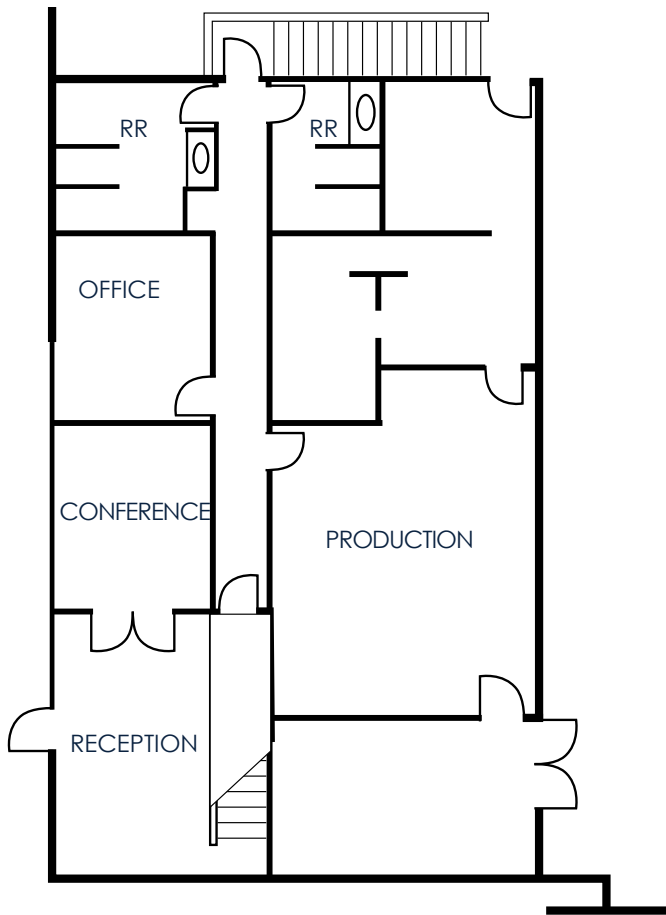
FOR SALE/LEASE

±18,076 SF INDUSTRIAL WAREHOUSE BUILDING
FLOOR PLANS

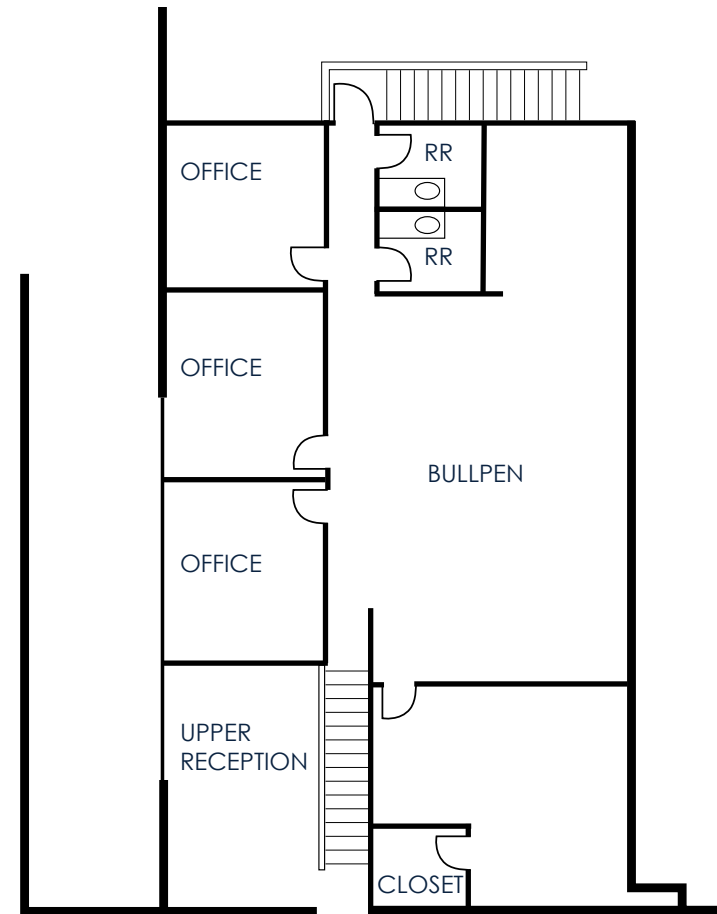
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FIRST FLOOR



SECOND FLOOR



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AERIAL MAP

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LOCATION MAP

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