



# 21610

N 12TH AVENUE  
PHOENIX | AZ 85027

## ±15,702 SF FOR SALE/LEASE

### INDUSTRIAL MANUFACTURING BUILDING

CONTACT EXCLUSIVE LISTING AGENTS FOR MORE INFORMATION:

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BUILDINGS IN OPPORTUNITY ZONE: TAX BENEFITS AVAILABLE

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 **DAUM**  
COMMERCIAL REAL ESTATE SERVICES

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PHOENIX | AZ

## FOR SALE/LEASE

±15,702 SF INDUSTRIAL

PRICE	CONTACT BROKERS
PSF	CONTACT BROKERS
NNN	\$0.65
TAXES	\$17,611

### SITE FEATURES

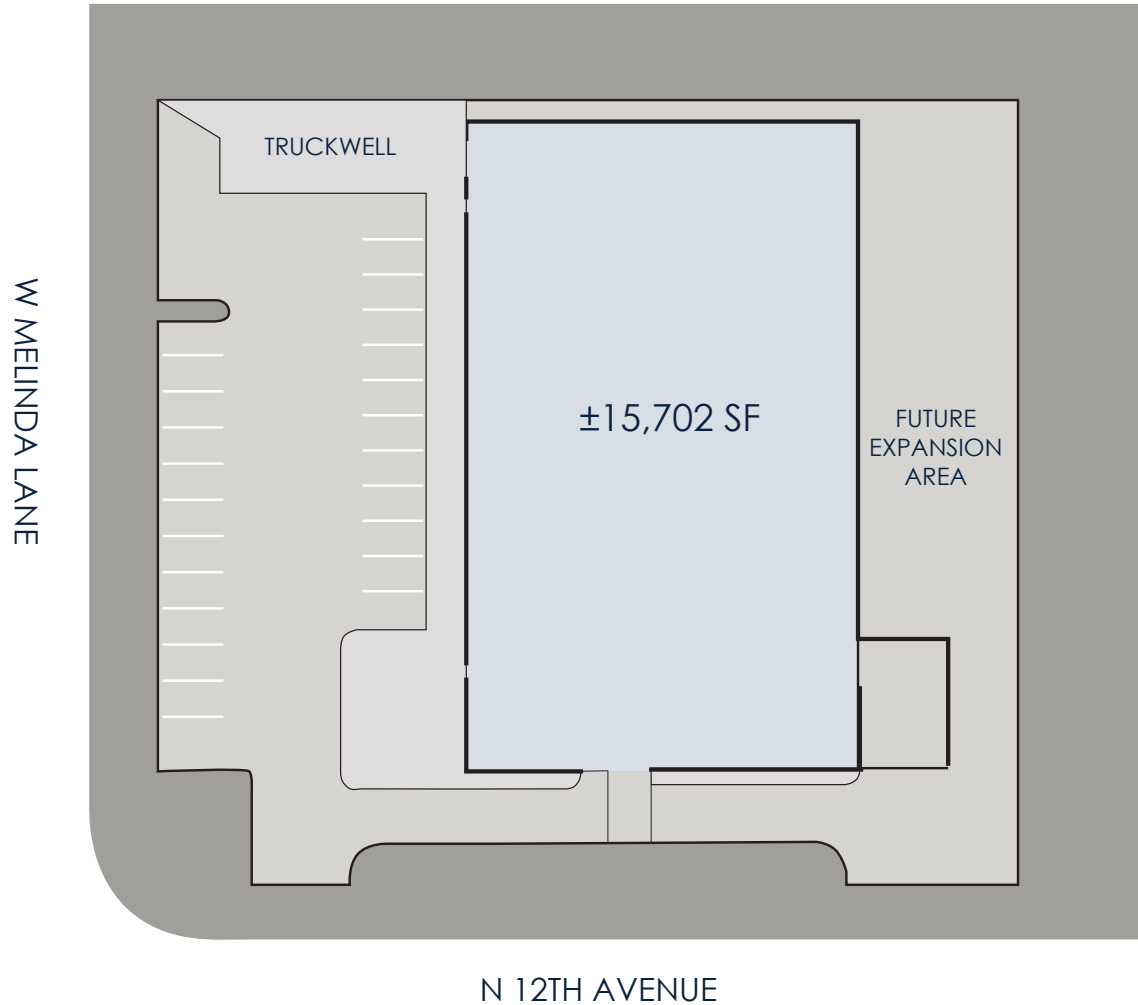
- ±15,702 SF Industrial
- Two (2) Restrooms
- Power 277/480 Volt | Phase 3
- Sprinklered
- 100% Air Conditioned
- Three (3) Grade Level Door (10x12')
- One (1) Truckwell
- Office ±400 SF
- Yard: 40 x 160 SF
- Twenty-five (25) Parking Spaces
- Building in Opportunity Zone Designation, tax benefits are available
- If Investment is Held for 10 years, Capital Gains Made on the Investment will not be Taxed

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±15,702 SF INDUSTRIAL MANUFACTURING BUILDING  
SITE PLAN

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# FOR SALE/LEASE

±15,702 SF INDUSTRIAL MANUFACTURING BUILDING  
INTERIOR PHOTOS

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# FOR SALE/LEASE

±15,702 SF INDUSTRIAL MANUFACTURING BUILDING  
AERIAL MAP

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# FOR SALE/LEASE

±15,702 SF INDUSTRIAL MANUFACTURING BUILDING  
LOCATION MAP

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