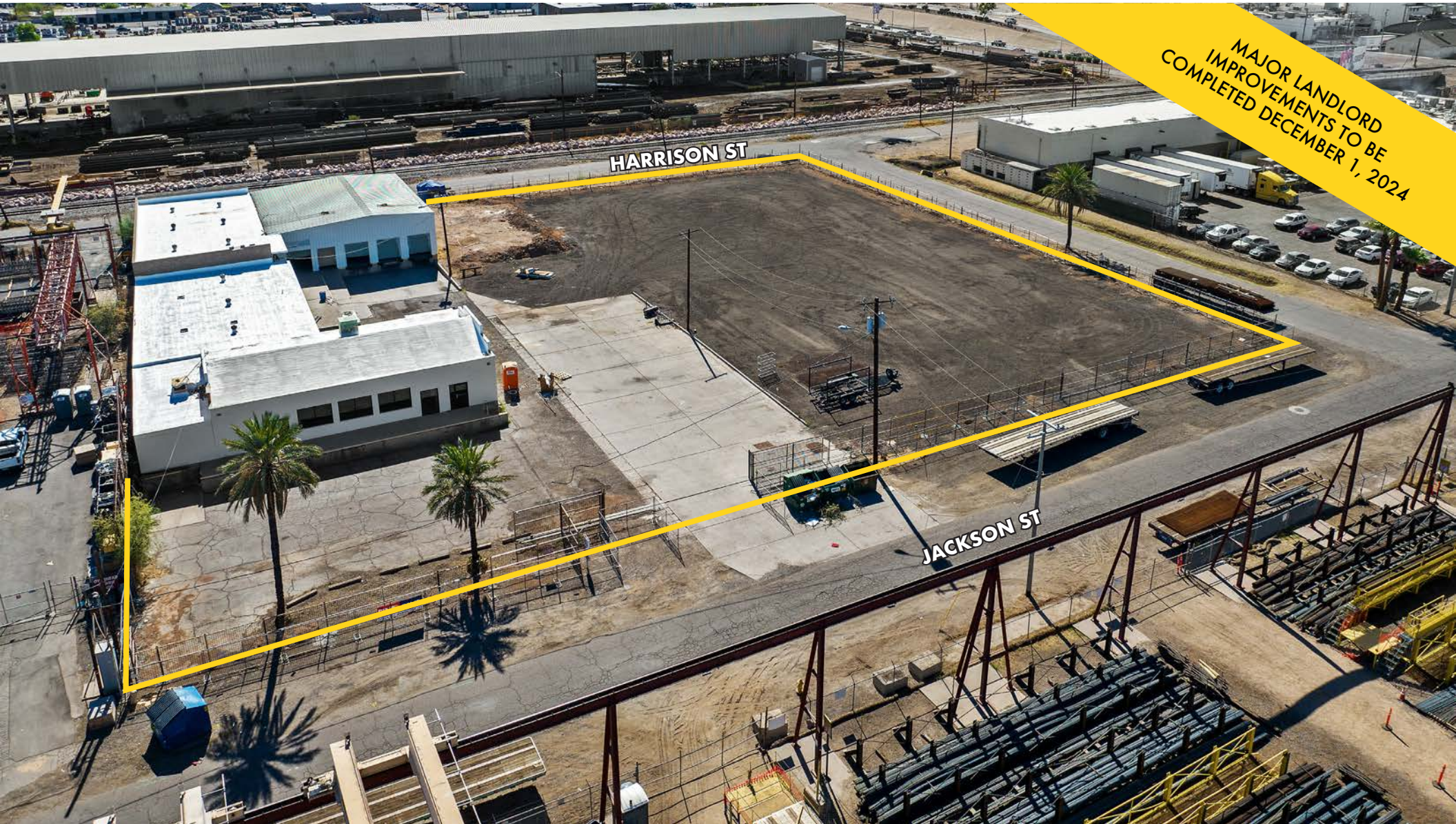


**±13,311 SF INDUSTRIAL BUILDING ON ±1.91 ACRES FOR SALE/LEASE**

2125 West Jackson Street Phoenix, AZ 85009



MAJOR LANDLORD  
IMPROVEMENTS TO BE  
COMPLETED DECEMBER 1, 2024

8767 E. Via de Ventura  
Suite 290  
Scottsdale, AZ 85258  
RGcre.com

**PATRICK SHEEHAN**, SIOR  
480.214.9405  
Patrick@RGcre.com

**JACK HANSEN**  
480.214.9421  
Jack@RGcre.com

# FOR SALE/LEASE

±13,311 SF INDUSTRIAL BUILDING ON ±1.91 ACRES

## Site Information

2125 West Jackson Street  
Phoenix, AZ 85009

### PROPERTY FEATURES

- ±13,311 SF Total Building Size (2,077 SF Office and 11,234 SF of Warehouse/Shop)
- ± 1.91 Acre Site Size (83,199 SF)
- Four (4) Dock High Doors and One (1) Ramp to Grade Door
- Zoned A-1 (Light Industrial), City of Phoenix
- Fully Fenced and Secured Site
- ± 1.5 AC of Fully Dedicated Yard Space (Brand New Crushed Asphalt/GSA Base)
- ± 10,000 SF Concrete Pad in Yard Area
- Multiple Points of Ingress / Egress
- Less Than 2 Minutes to I-17, Proximity to I-10, Sky Harbor Airport
- Ready For Occupancy December 1, 2024

### RECENT MAJOR IMPROVEMENTS

- Yard Fully Graded and New Crushed Asphalt/GSA Base (Completed June 2024)
- Asphalt in Parking Lot Re-Sealed
- New Exterior Paint (Completed October 2024)
- New Perimeter Fencing (Completed October 2024)
- New Foam Roof - 10 Year Warranty (Completed September 2024)
- New HVAC Equipment (September 2024)
- Complete Office Renovation (Expected to be completed November 2024)
- New Storefront/Entry Doors (September 2024)



The information contained herein has been obtained from sources we believe to be reliable, however, Rein & Grosseohme and its agents have not conducted any investigation regarding these matters and make no warranty or representation expressed or implied regarding the accuracy or completeness of the information. Interested parties need to verify any information that is critical to their decision process and bear all risk for inaccuracies. References to square footage or age are approximate.

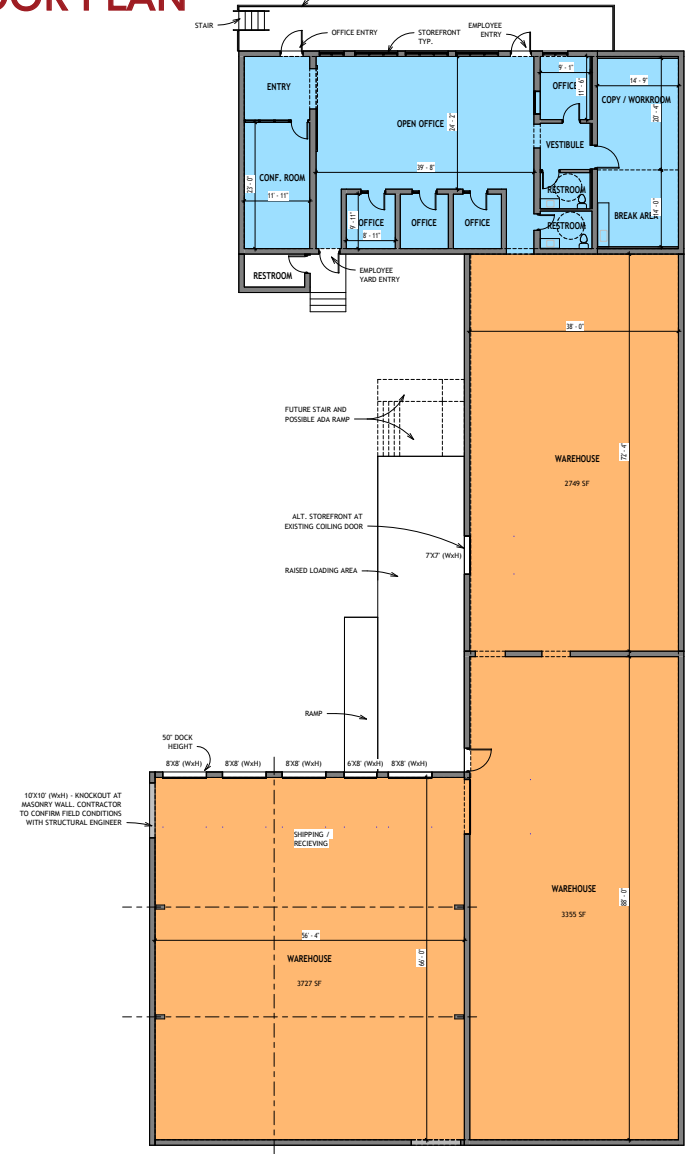
# FOR SALE/LEASE

±13,311 SF INDUSTRIAL BUILDING ON ±1.91 ACRES

Site Images



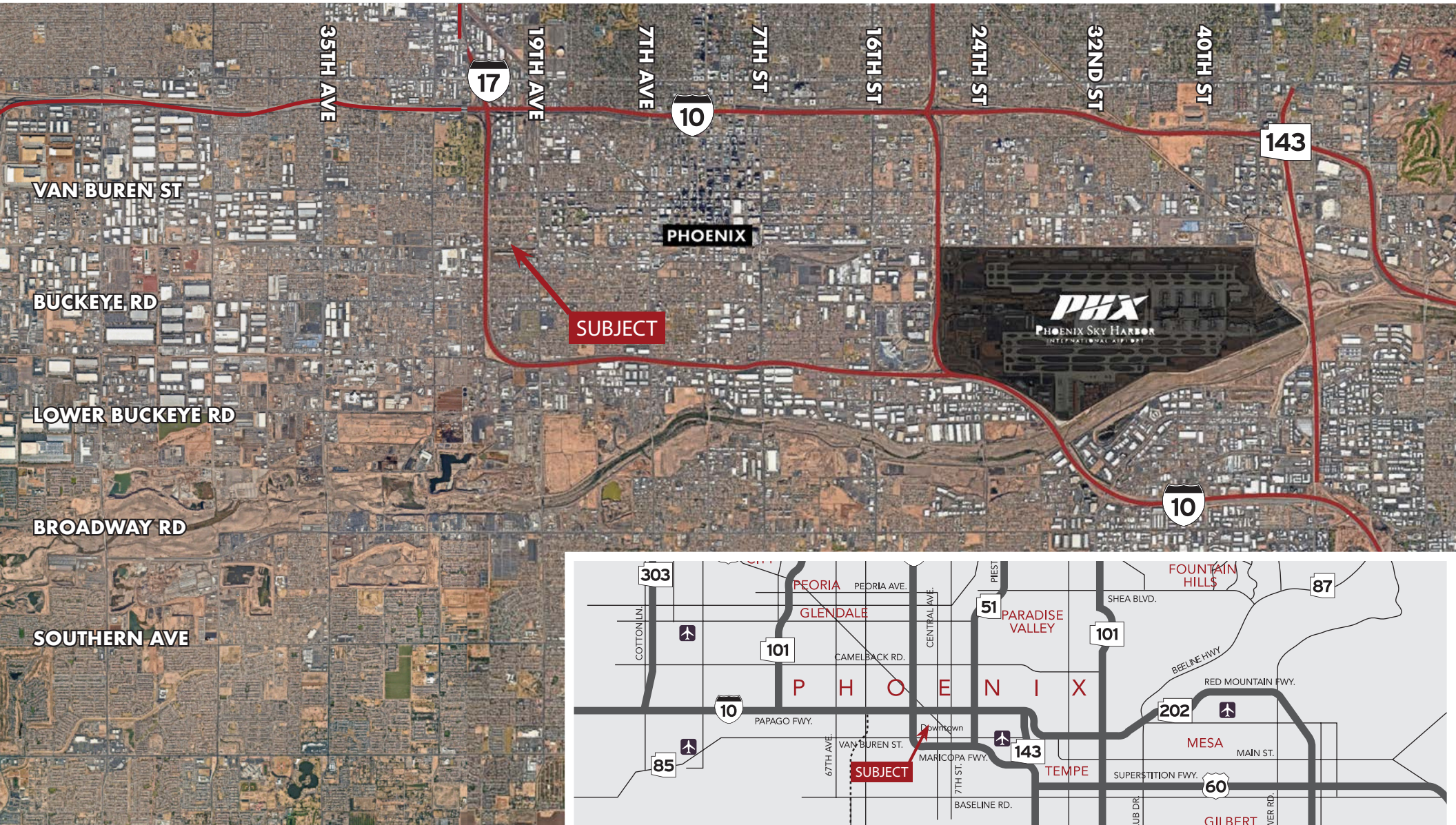
## FLOOR PLAN



# FOR SALE/LEASE

±13,311 SF INDUSTRIAL BUILDING ON ±1.91 ACRES

## Location Maps



8767 E. Via de Ventura  
Suite 290  
Scottsdale, AZ 85258  
RGcre.com

**PATRICK SHEEHAN**, SIOR  
480.214.9405  
Patrick@RGcre.com

**JACK HANSEN**  
480.214.9421  
Jack@RGcre.com