

**FOR SALE: ±8,083 SF INDUSTRIAL SERVICE BUILDING ON ±.50 AC**

2824 E Washington St  
Phoenix, Arizona 85034





# FOR SALE

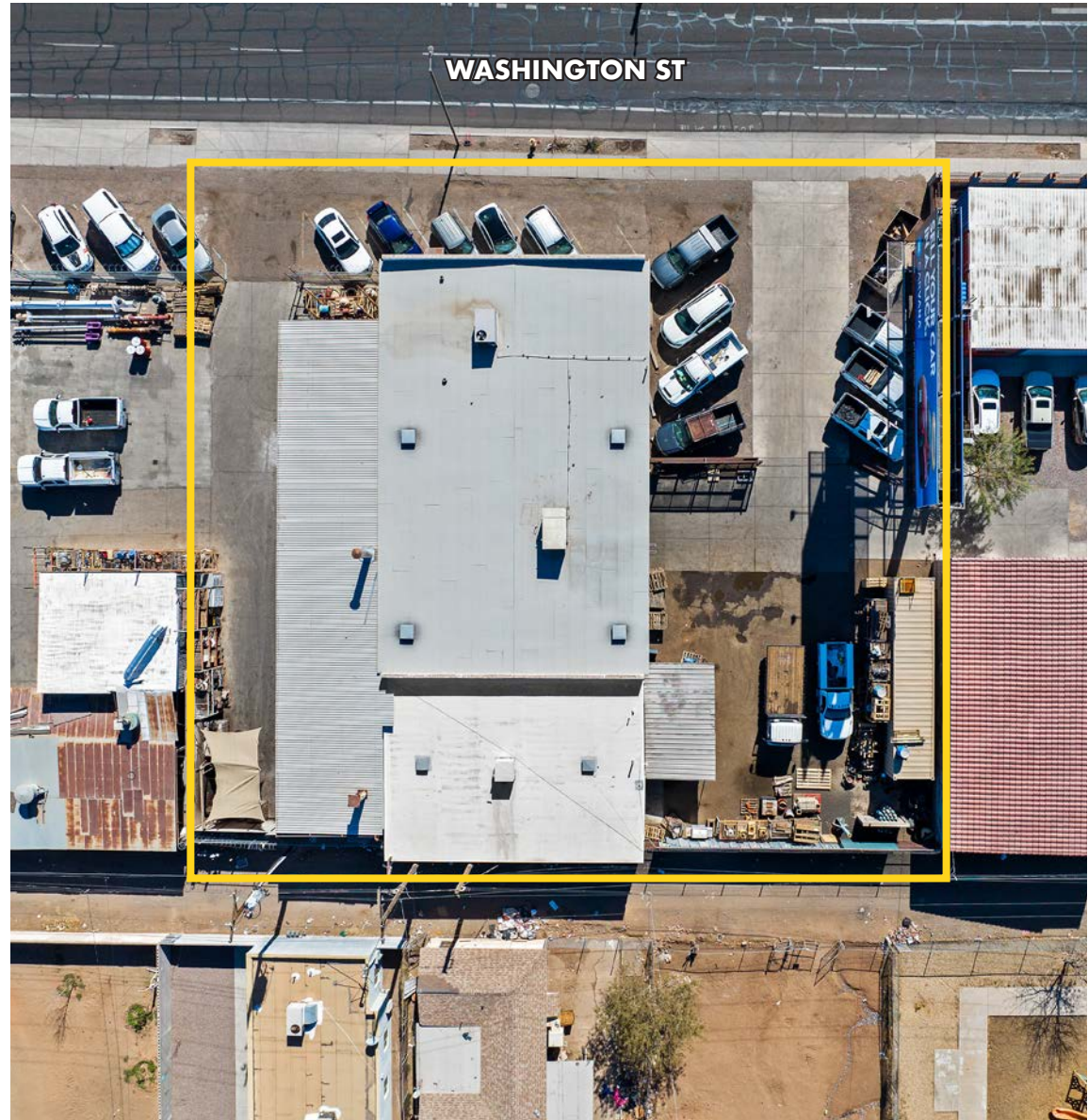
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## Site Information

2824 E Washington St  
Phoenix, Arizona 85034

- ±8,083 SF Freestanding Industrial Building
- ±20,548 SF (.47 AC) Site
- **Fully Leased to PumpMan through September of 2025 - Tenant has No Options to Renew**
- Zoned A-1 (Light Industrial), City of Phoenix
- Two (2) Grade Level Doors
  - » One (1) 18' Wide x 12' Tall
  - » One (1) 12' Wide x 10' Tall
- 13' Clear Height in North Warehouse / 15' Clear Height South Warehouse
- Power - 400 Amp 240V
- Fully Fenced and Secured Yard
- Frontage on Washington St
- Centrally Located with Proximity to Loop 202, SR-51, I-17, and I-10
- APN (s): 121-65-124A, 121-65-122A, 121-65-120A
- **Sales Price: \$2,100,000**

The information contained herein has been obtained from sources we believe to be reliable, however, Rein & Grossehme 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.



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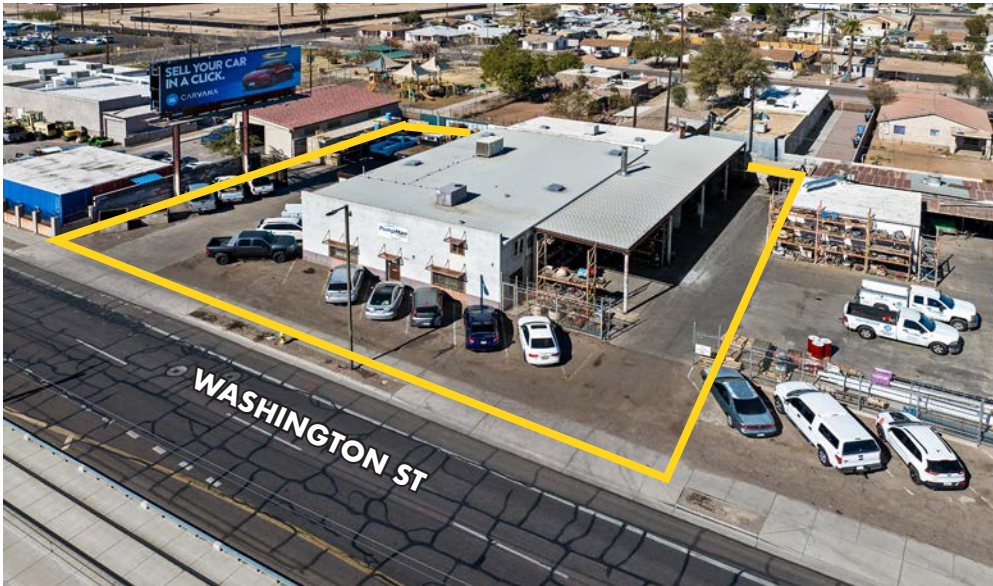
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## Site Images



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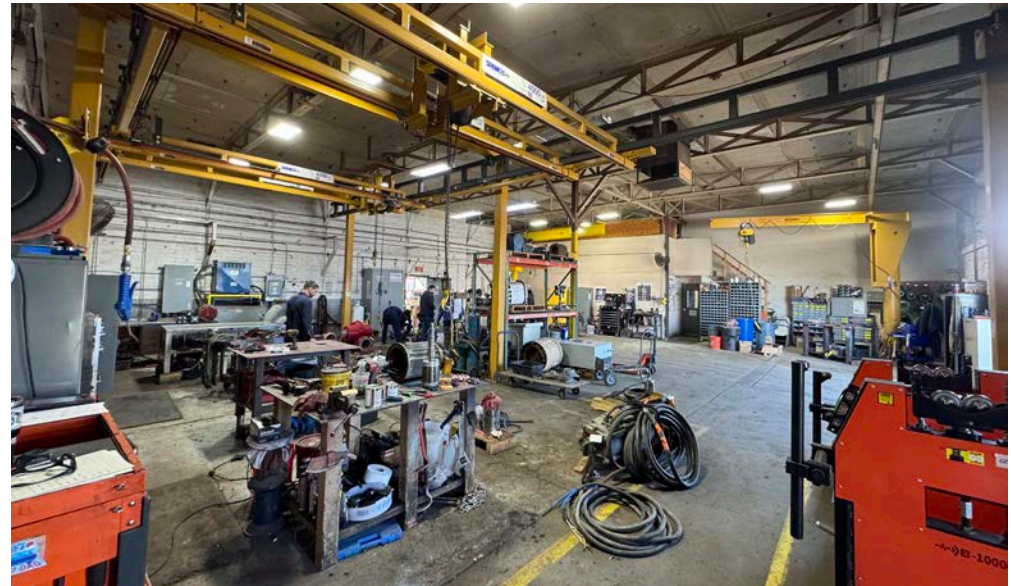


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**R&G**  
REIN & GROSSEHME  
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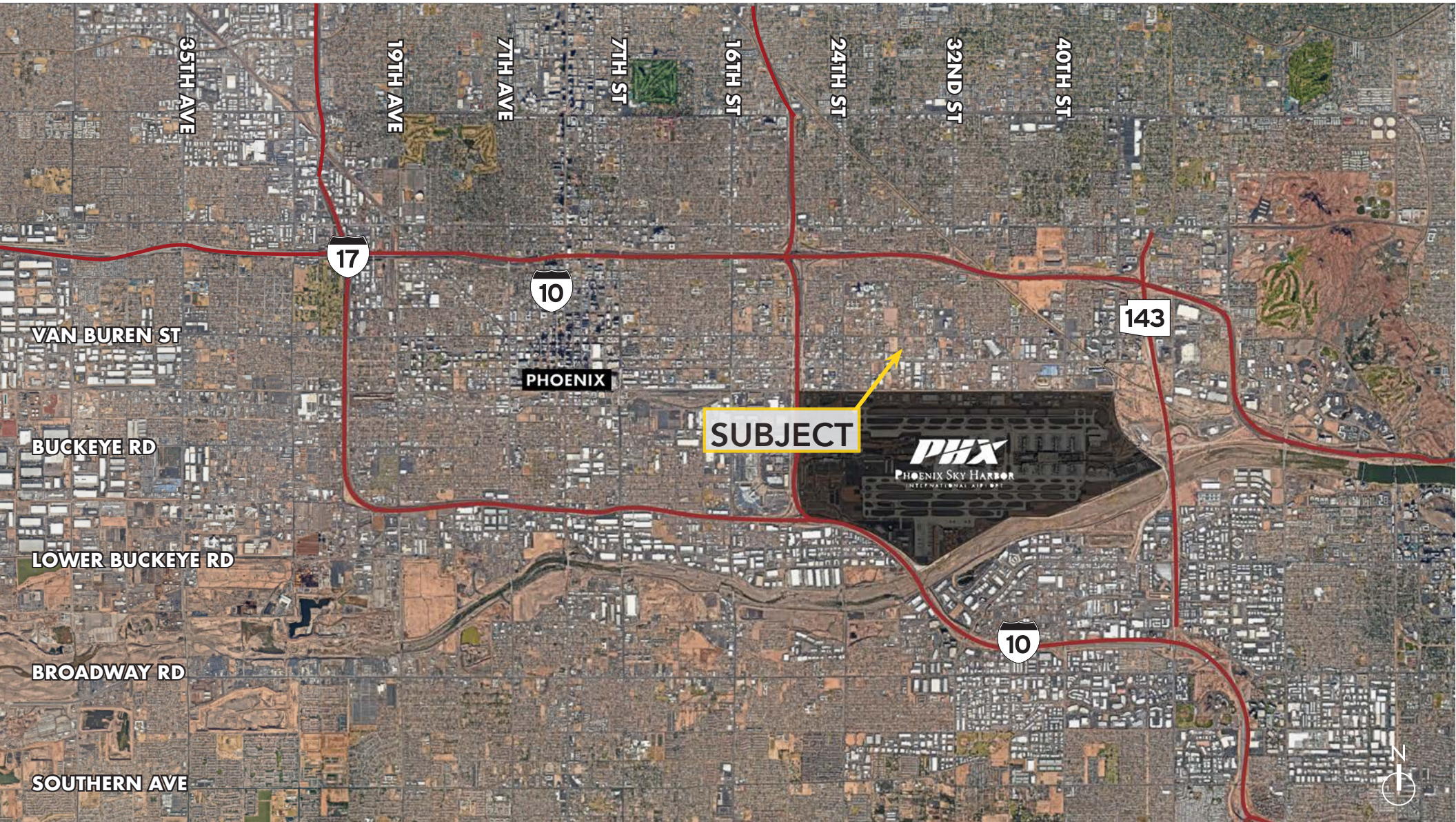


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Location Maps

**R&G**  
REIN & GROSSEHMME  
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