

# FOR SALE: Industrial Building with Fenced Yard

2202 West McDowell Road, Phoenix, 85009

[www.crossroads-az.com](http://www.crossroads-az.com)



For more information or to schedule a tour, please contact:

**JASEN LAFON**  
602.840.4370 Office  
480.363.8773 Cell  
[jlafon@crossroads-az.com](mailto:jlafon@crossroads-az.com)

**BART LAFON**  
602.840.4370 Office  
480.363.8773 Cell  
[blafon@crossroads-az.com](mailto:blafon@crossroads-az.com)

AVAILABLE FOR SALE  
**\$465,000**  
(\$66.85/PSF)

- \* GLA: 6,956 Square Foot Structure
- \* Fenced Storage Yard
- \* Parcel Size: 22,216 Square Feet (.51 Acres)
- \* Easy Access to I-17
- \* A-2 Zoning
- \* Below Replacement Cost
- \* Pylon Sign
- \* 2 Stories
- \* APN: 110-57-003
- \* 39 parking spaces
- \* New roof
- \* New HVAC units
- \* Individual offices and bullpen area.
- \* Improved bar with FF&E on site



**CROSSROADS REAL ESTATE**  
3509 E Shea Blvd, STE 102  
Phoenix, AZ 85028

Office 602.840.1332  
Fax 602.840.6003  
[crossroads-az.com](http://crossroads-az.com)

# 2202 W McDowell Rd

Phoenix, AZ 85009

[www.crossroads-az.com](http://www.crossroads-az.com)



CROSSROADS REAL ESTATE  
3509 E Shea Blvd, STE 102  
Phoenix, AZ 85028

Office 602.840.1332

Fax 602.840.6003

[crossroads-az.com](http://crossroads-az.com)

# Floor Plan





