



FOR SALE (DO NOT DISTURB TENANT)

1050 EAST RILEY DRIVE

AVONDALE, ARIZONA





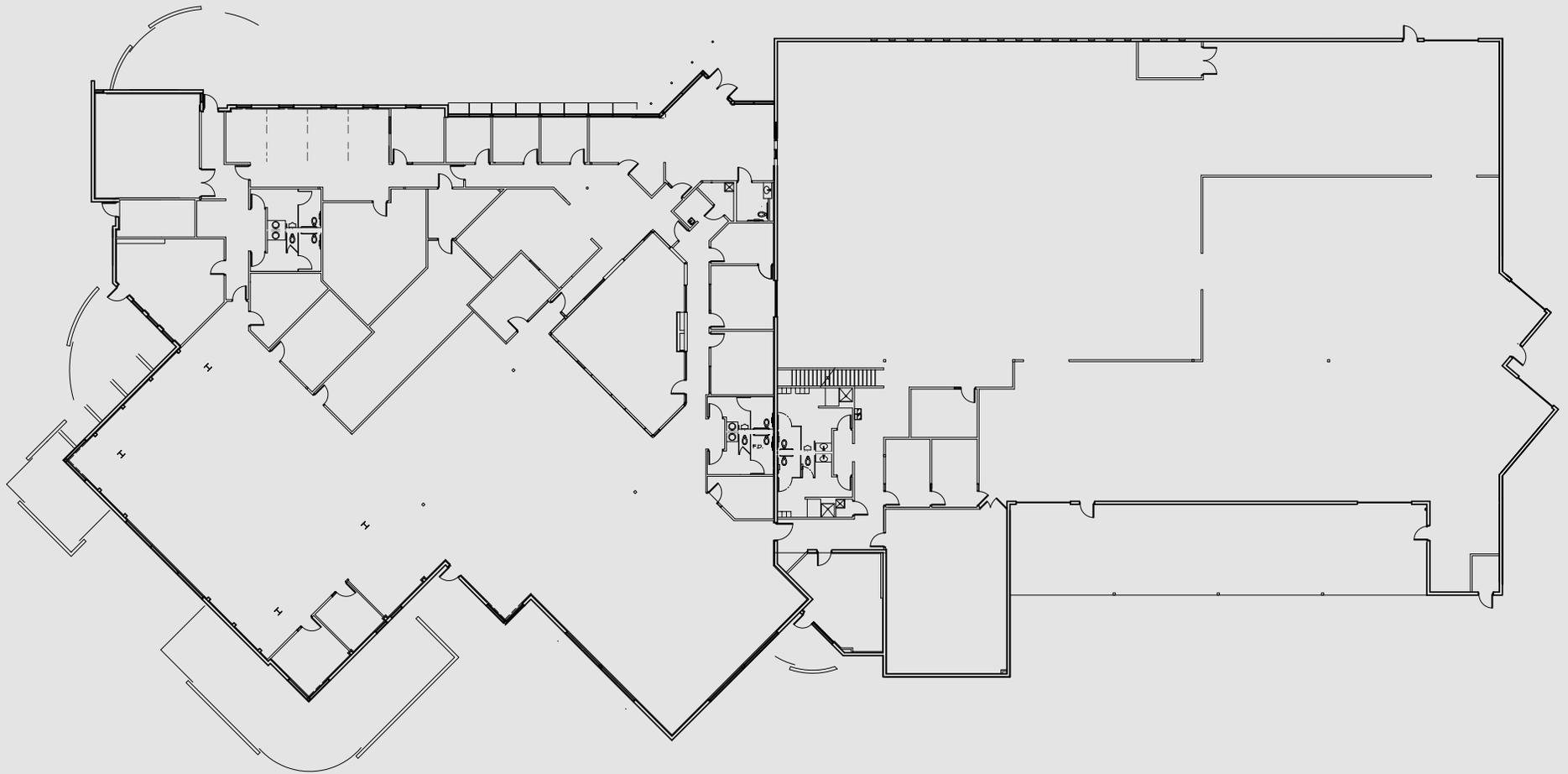
PROPERTY FEATURES

- Total Building Size: 35,310 sf
- Warehouse: 18,810 sf
- Office: 16,500 sf
- 100% air conditioned throughout
- Loading: 2 truckwells and 3 grade level doors
- Power: 2,000 amps 277/480v 3phase
- 4' thick concrete PADS in Printing Room
- Fenced/secured yard
- Parking: 4.0/1,000 sf
- Zoning: A-1 Light Industrial
- 6.2 acres of excess land

LOCATION FEATURES

1050 East Riley Drive is located 1.5 miles south of the Interstate 10 and Dysart Road interchange, offering direct access to West Coast ports. This central location features logistical advantages to industrial users with the capability to serve numerous large urban areas located within a one- and two-day delivery zone.





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