

South of the Southeast Corner of
**Van Buren Street and
Eliseo C Felix Way**
Avondale, Arizona
(just south of Interstate 10)



±10.86 ACRES

Will Subdivide

Prime West Phoenix Land For Sale or Build-to-Suit

For further information please contact:

Paul Anton
(480) 948-2355 office
(602) 743-8449 cell
psa@elmalon.com

ELMALON PARTNERS
7373 East Doubletree Ranch Road
Suite 200
Scottsdale, Arizona 85258



FEATURES:

- End user or build-to-suit opportunity.
- Ideal for industrial distribution building development with good visibility and access.
- Close proximity to a variety of retail and service facilities.
- Site is fully improved with curb, gutter, street frontage, and all utilities.
- Zoning allows for outside storage.
- Excellent location with easy access to Interstate 10 via full-diamond interchanges at Dysart and Avondale Boulevard (*future full-diamond interchange planned for El Mirage Road at Interstate 10*).
- Excellent access to Sky Harbor Airport and downtown Phoenix. Minutes from Loop 101, Loop 303 and I-17.

±10.859 ACRES Will Subdivide
Prime West Phoenix Land For Sale or Build-to-Suit

For further information please contact:

Paul Anton
 (480) 948-2355 office
 (602) 743-8449 cell
 psa@elmalon.com

ELMALON PARTNERS
 7373 East Doubletree Ranch Road
 Suite 200
 Scottsdale, Arizona 85258



TOTAL SITE AREA: ±10.859 Acres
APN: 500-25-032
TAXES (2015): \$13,124
ZONING: A-1 (Industrial), City of Avondale

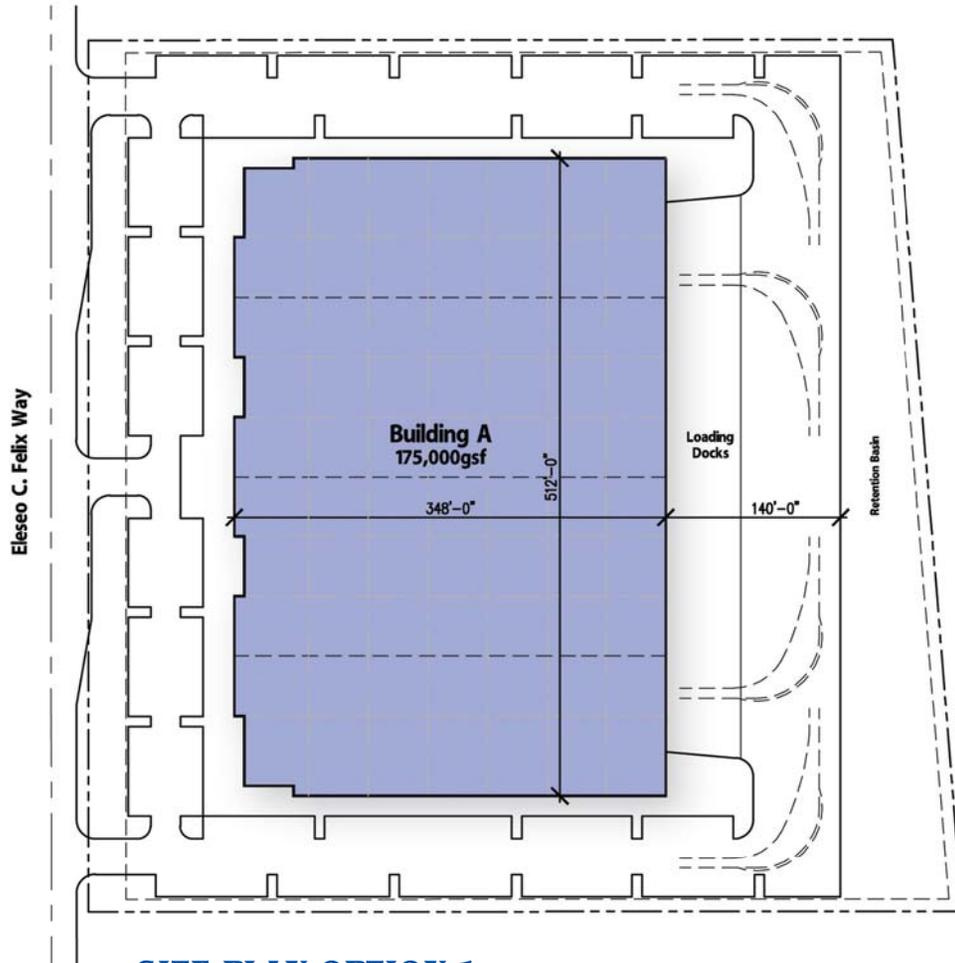
UTILITIES: *Electric:* Salt River Project
Water: City of Avondale
Sewer: City of Avondale
Telephone: CenturyLink

±10.859 ACRES Will Subdivide
Prime West Phoenix Land For Sale or Build-to-Suit

For further information please contact:

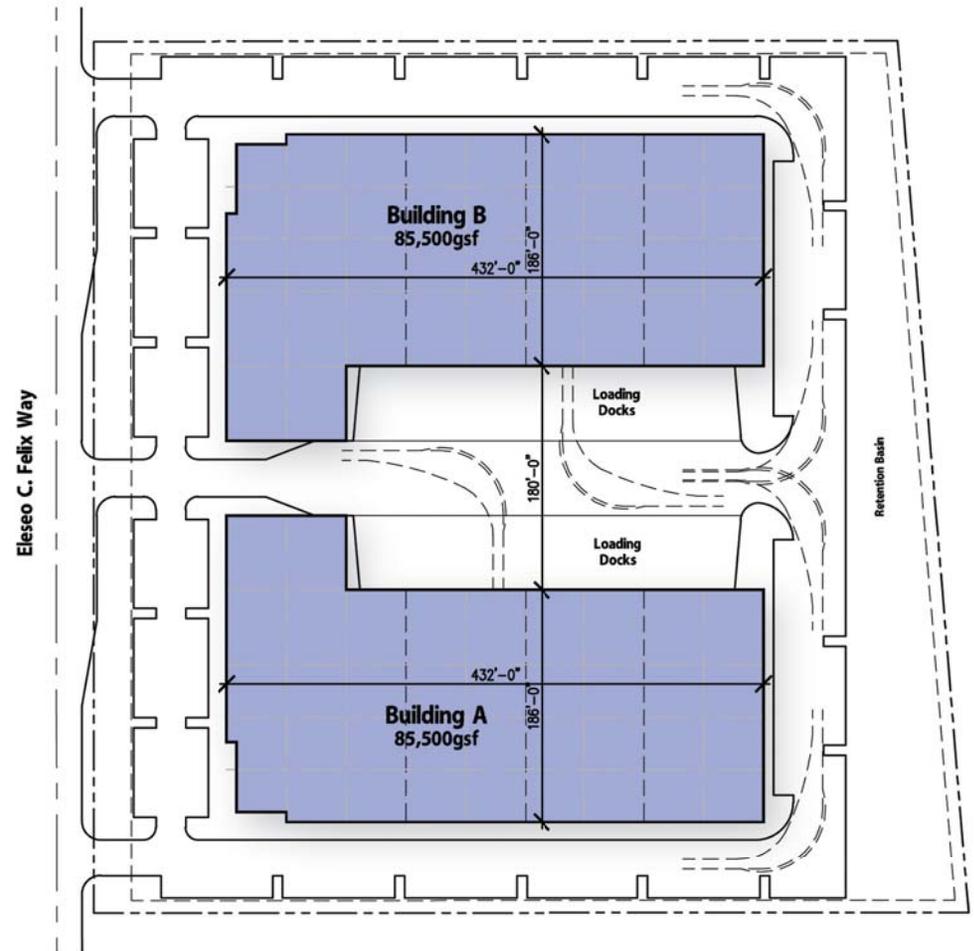
Paul Anton
 (480) 948-2355 office
 (602) 743-8449 cell
 psa@elmalon.com

ELMALON PARTNERS
 7373 East Doubletree Ranch Road
 Suite 200
 Scottsdale, Arizona 85258



SITE PLAN OPTION 1

Site Area: 10.86 Acres Net (472,975 SF)
Building Area: 175,000 gsf
Parking Provided: 280 spaces (1.60/1000gsf)



SITE PLAN OPTION 2

Site Area: 10.86 Acres Net (472,975 SF)
Building Area: 171,000 gsf
Parking Provided: 310 spaces (1.82/1000gsf)

±10.859 ACRES Will Subdivide
Prime West Phoenix Land For Sale or Build-to-Suit

For further information please contact:

Paul Anton
 (480) 948-2355 office
 (602) 743-8449 cell
 psa@elmalon.com

ELMALON PARTNERS
 7373 East Doubletree Ranch Road
 Suite 200
 Scottsdale, Arizona 85258