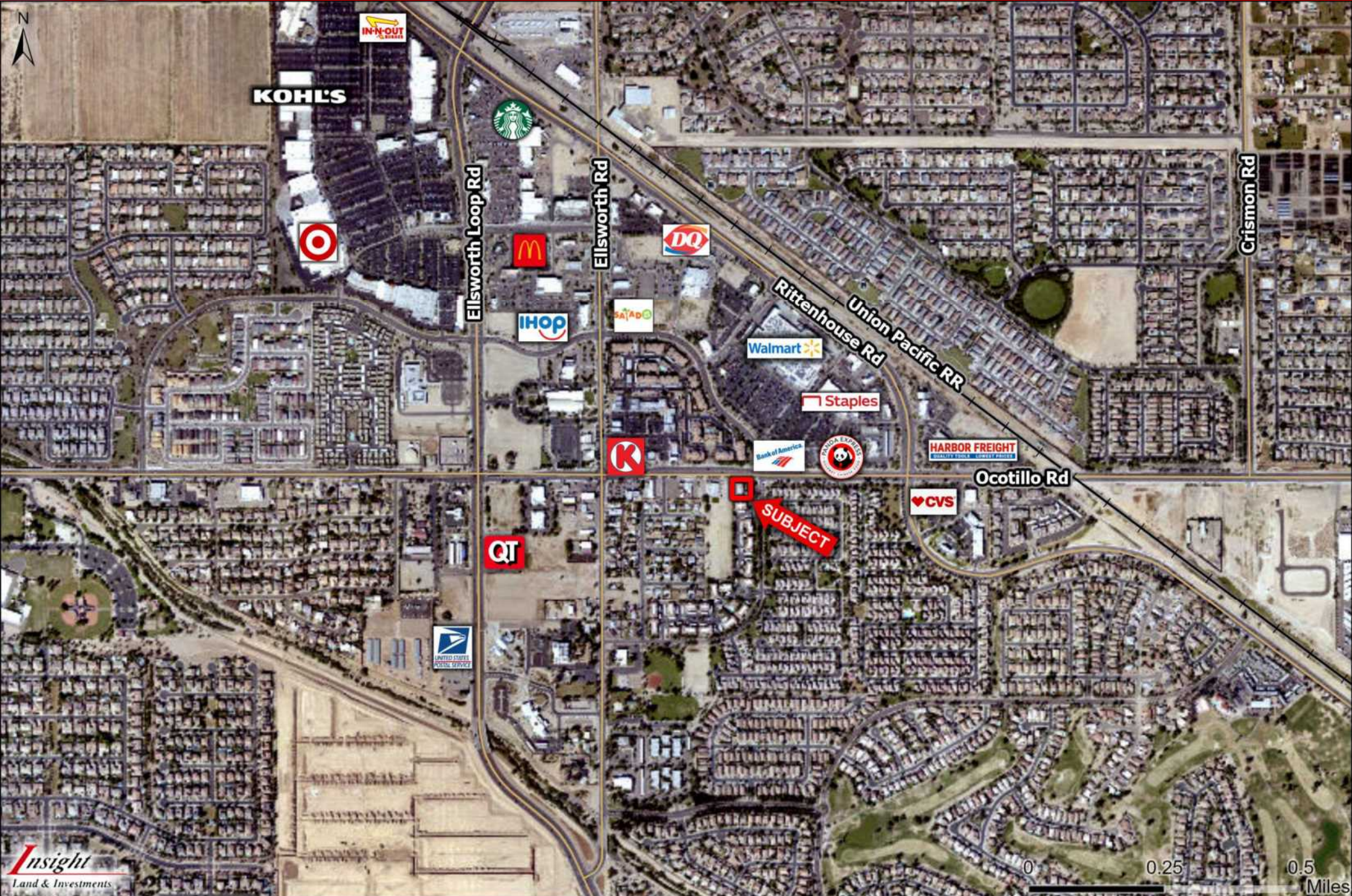


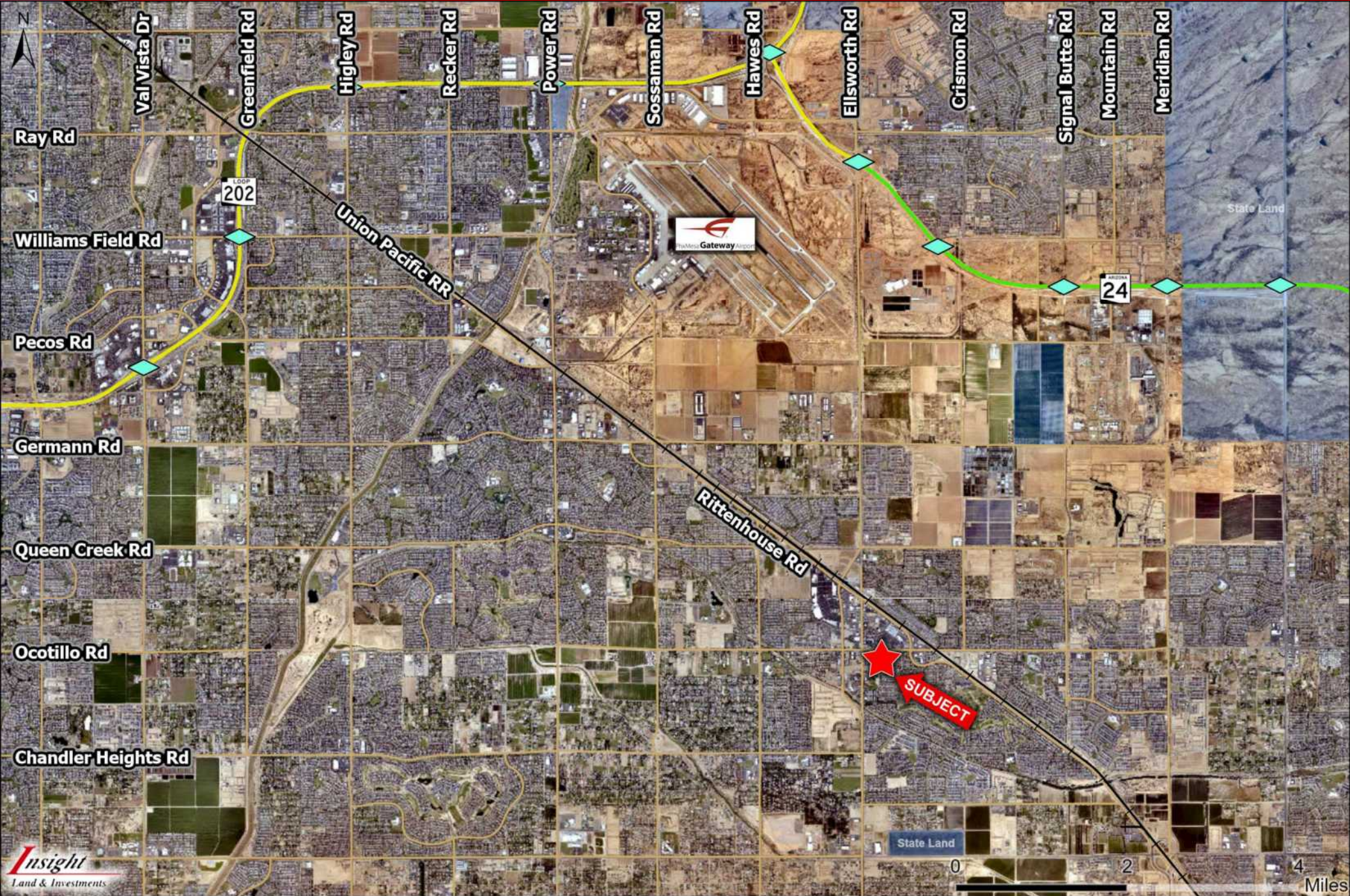


- ❑ **Location:** E of SEC Ocotillo Road & Old Ellsworth Road, Town of Queen Creek, Arizona.
- ❑ **APN:** 304-65-001C
- ❑ **Lot Size:** 22,500 Square Feet
- ❑ **Zoning:** RU-43 (Grandfathered Machine Shop)
- ❑ **Building Sizes:**
 - +/- 8,220 / sf Main Building
 - +/- 360 / sf Outbuilding
 - +/- 1,200 / sf Shaded Structure
- ❑ **Power:** 480v-3 Phase
- ❑ **Parking:** 10 Parking Spaces, 1 Handicap
- ❑ **Taxes:** \$7,688.48 (2022)
- ❑ **Price:** - \$1,400,000 or \$170/SF
- ❑ **Comments:** The property is located in the heart of Downtown Queen Creek. Rare opportunity in the area. General plan states the property is in the "Urban" Land Use Zone. Town will support Retail, Office, and Medical uses. Federal grant in place to match up to \$40,000 invested into front fascia of building. Submit all offers.

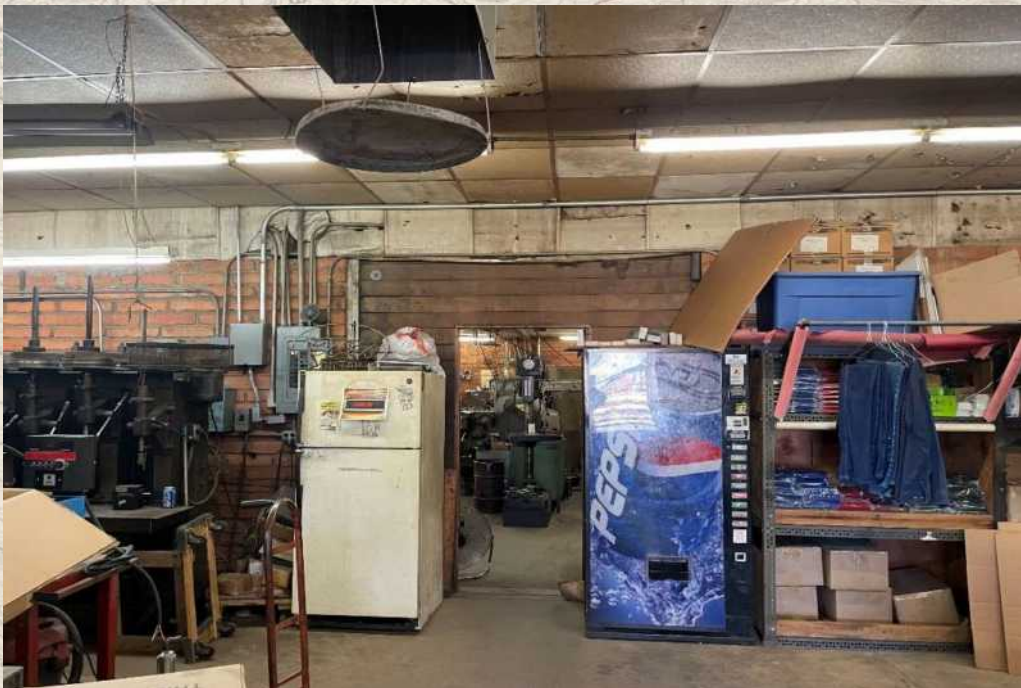
EXCLUSIVELY LISTED



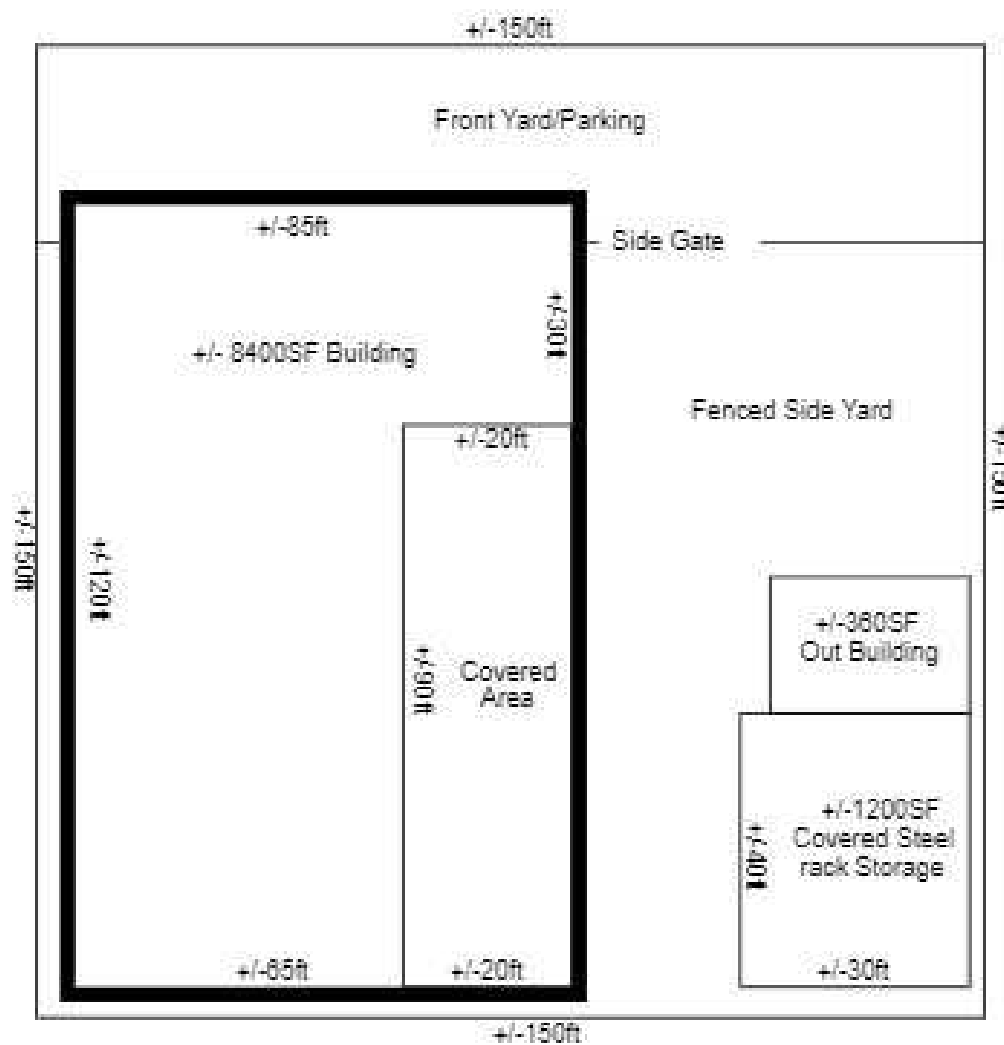












IMPROVEMENT DESCRIPTION

<u>Property Type:</u>	Single tenant industrial property.
<u>Property Use:</u>	Industrial.
<u>Size:</u>	8,220 square feet.
<u>Year Built:</u>	1964 and 1973.
<u>Foundation:</u>	Reinforced concrete footings. Concrete Floor. Sub-grade is compacted ABC fill.
<u>Exterior Walls:</u>	Block and metal construction.
<u>Ceiling Height:</u>	8-12'.
<u>Windows:</u>	Glass in anodized aluminum frames.
<u>Roof Structure:</u>	Typical built-up flat roof with a spray foam membrane and metal roof.
<u>Floors:</u>	Concrete.
<u>Floor Covering:</u>	Combination of tile and exposed concrete.
<u>Partitions:</u>	White Gypsum board.
<u>Ceilings:</u>	Painted drywall and exposed ceilings.
<u>Insulation:</u>	Standard fiberglass batt, as required.
<u>Exterior Doors:</u>	A combination of hollow metal doors, glass entry doors and roll up doors.
<u>Plumbing:</u>	The plumbing appears to be adequate.
<u>Heating & Cooling:</u>	The subject is 70% air conditioned with packaged rooftop A/C units. The HVAC system appears to be adequate.
<u>Electrical:</u>	The building has an adequate amount of electrical supply.
<u>Lighting:</u>	Combination of fluorescent and incandescent lighting.

Fire Sprinklers:

No.

Office Build-Out:

Office build-out is estimated to be 13 percent.

Condition:

Fair.

Functional Utility:

Average.

Economic Life:

The subject improvements were completed in 1964 and 1973. The actual age of the subject improvements is 45 and 54 years, while the effective age is estimated to be 36 years. The economic life for improvements such as the subject is approximately 50 years; therefore, the remaining economic life for the subject improvements is 14 years.

Parking:

Open Spaces:	12 spaces
Covered Spaces:	0 spaces
Total Spaces:	12 spaces
Parking Ratio:	1.46/1,000 square feet of building area

Landscaping:

None.

Comments:

In summary, the design and appeal of the subject, the good quality building materials and construction, the decorative amenities offered and the project layout is commensurate with other existing properties located within the Metropolitan Phoenix Area.

