IOS Opportunity For Sale & Lease

2002 W Broadway Rd | Phoenix, AZ 85041

±2.47 AC of Available A-2 Zoned Property

Offering Memorandum

Seller Financing Available

MATTHEWS™

EXCLUSIVELY LISTED BY

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Broker Of Record
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PROPERTY OVERVIEW

2002 W Broadway Rd
Phoenix, AZ 85041

OFFERING OVERVIEW

±2.00 - ±2.47 AC	$18,000/Month*	$4,200,000	90 Days
Available for Lease	Asking Rent	List Price	Needed for Owner to Move Out

Property Summary

Address	2002 W Broadway Rd, Phoenix, AZ 85041
Parcel ID	105-52-014A
Lot Size	±107,419 SF | ±2.47 AC
Office Trailer SF	±560 SF
Canopied Shop SF	±1,600 SF
Zoning	A-2, Heavy Industrial
Utilities	Electric & Septic
Coverage	2.01%
Features	Monument Signage, Storage Containers
Additional Charges*	Property Taxes, Insurance & TPT

PROPERTY HIGHLIGHTS

Property Highlights

- **Seller Financing Available** - Attractive alternative to traditional lending with negotiable terms to suit buyer needs.
- **Frontage on Broadway Rd** - Provides prime exposure along one of Phoenix's most sought-after industrial corridors, well known for truck repair, auto parts and sales, recycling, distribution, and other heavy industrial users.
- **A-2, Heavy Industrial Zoning** - Allows for a wide range of industrial and commercial uses, offering flexibility for businesses with specialized operational needs.
- **Proximity to I-17 Highway** - Offers convenient regional access for employees, customers, and freight transportation throughout the Phoenix metropolitan area.
- **Monument Signage** - Delivers prominent street-level visibility and branding opportunities to enhance business exposure and customer recognition.

PROPERTY PHOTOS

± 209,300 VPD
N 7th St ± 28,800 VPD
S 19th Ave ± 50,300 VPD
± 114,500 VPD
± 201,800 VPD
± 128,000 VPD
W Broadway Rd ± 18,000 VPD
W Southern Ave ± 30,800 VPD
Downtown Phoenix
Phoenix Sky Harbor International Airport
Cowley Industrial Park
Corporate Office
Subject Property
Commercial Van Interiors
B's Granite & Marble Service and Installation
reperch by remoov
Arizona Sun Supply Inc.
National Construction Rentals
FM INDUSTRIES, INC.
Honeywell Aerospace
wesco
ATD American Tire Distributors
Ryder
Foam Daddy
Polymershapes
Champion Windows • Sunrooms • Home Exteriors
STP Performance Coating
Iron Mountain
DI Distribution International
wesco
Sealco
canteen
Collins Aerospace An RTX Business
W.W.Williams
Consider it done.
vanguard Truck Centers
Encore Landscape Management
DRAKE
HOGAN
CORE & MAIN
amazon
MASTER ELECTRONICS
FedEx
Westland Distributing
LEAVITT MACHINERY
SouthernCarlson
Airgas an Air Liquide company
Extra Space Storage
Southwest Industrial Rigging
HCI Highland Cabinetry Inc
Google Earth
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