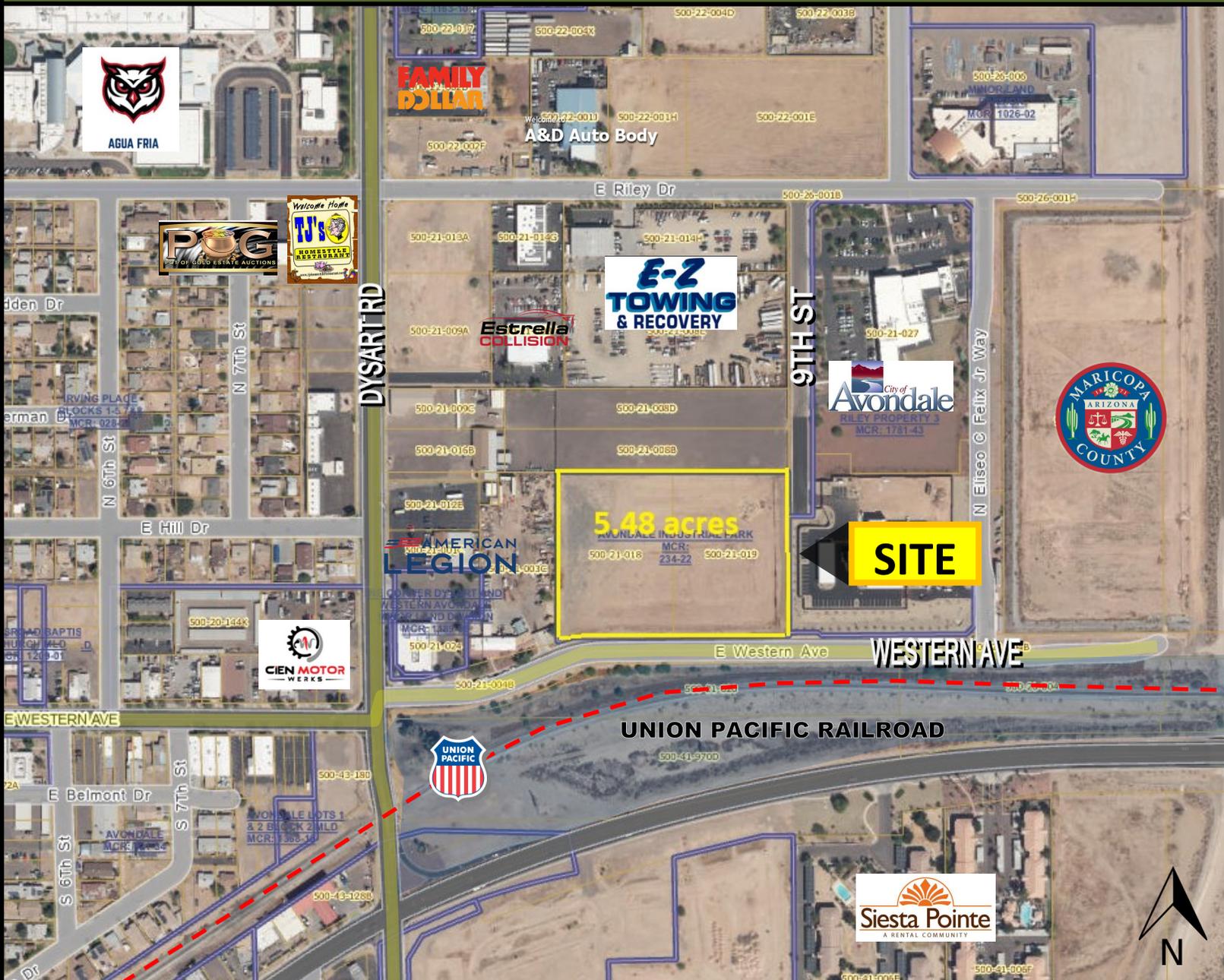


AVONDALE INDUSTRIAL PARK (ENEC) DYSART ROAD & WESTERN AVENUE AVONDALE, ARIZONA



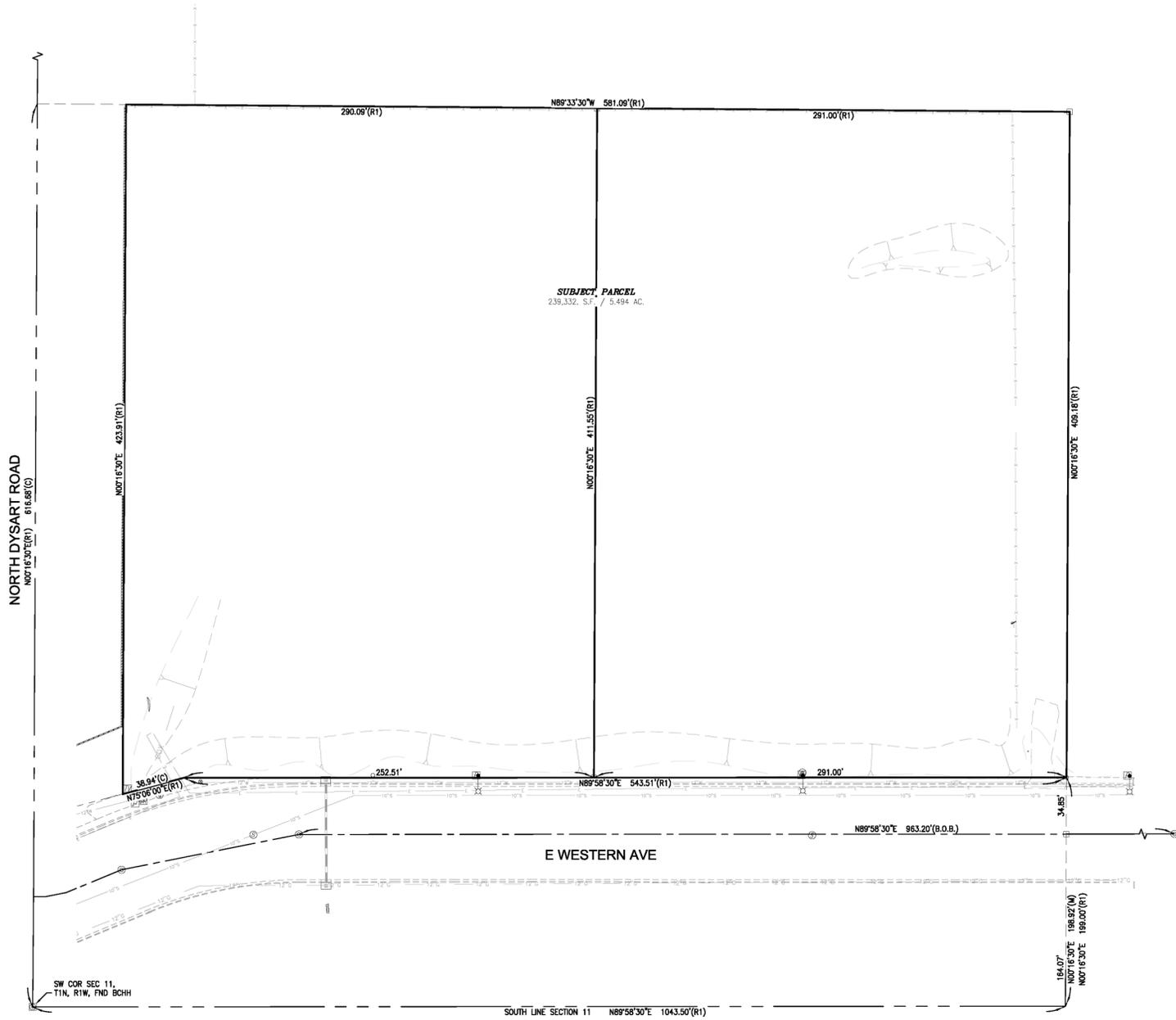
- **PRICE:** \$3,342,000.00 (\$14.00/psf)
- **ACREAGE:** 5.48 +/- acres
- **PARCELS:** 500-21-018, and 500-21-019
- **ZONING:** A-1 Industrial. Possible uses include - general industrial for warehouse or manufacturing, auto body shop, contractors yard, heavy equipment repair, self storage, outdoor storage related to primary use, vehicle storage, recycling facility.
- **UTILITIES:** Water/Sewer: City of Avondale, Power: APS
- **ACCESS:** 570' on Western Avenue. 95' on 9th St. at NE corner.
- **COMMENTS:** Adjacent to the City of Avondale Police facility. A portion of this site is impacted by flood plain. Owner has done preliminary drainage plans. Property will need to be deed restricted for a tow facility.

PEAK GROUP, LLC
REAL ESTATE SERVICES

GEORGE QUINIF
Telephone: 602-952-0123
Email: quinif@peakaz.com
Website: www.peakaz.com

Notice: All information contained herein is based upon information and sources deemed to be reliable, however, Peak Gro, LLC., its Owners, Designated Broker, Officers or Assigns, and Sales Associates will not be held responsible for any inaccuracies; further, it is recommended to all parties to satisfy themselves as to the accuracy of all information provided.

Apr 01, 2020 - 11:00am
 C:\0051433\Western-Dysart\WORKSPACE\SW11\433\Western & Dysart.dwg



- LEGEND**
- BRASS CAP IN HAND HOLE
 - BRASS CAP FLUSH
 - FOUND MONUMENT
 - SET 1/2" REBAR & TAG "LS25090"
 - NOTHING FOUND NOTHING SET
 - UNLESS OTHERWISE NOTED
 - COMMUNICATIONS MANHOLE
 - COMMUNICATIONS RISER
 - CONDUIT
 - ELECTRIC CABINET
 - ELECTRIC JUNCTION BOX
 - ELECTRIC PANEL
 - ELECTRIC TRANSFORMER
 - FIBER OPTIC MARKER
 - GROUND LIGHT
 - LIGHT POLE
 - POWER POLE
 - STEEL POWER POLE
 - STREET LIGHT
 - TRAFFIC SIGNAL
 - TRAFFIC SIGNAL JUNCTION BOX
 - TRAFFIC SIGNAL W/ MAST ARM
 - BLUESTAKE GAS
 - EMERGENCY SHUTOFF
 - GAS MANHOLE
 - GAS MARKER
 - GAS METER
 - GAS PUMP
 - GAS VALVE
 - SEWER CLEANOUT
 - SEWER MANHOLE
 - DRAIN INLET
 - DRY WELL
 - INTERCEPTOR MANHOLE
 - MONITORING WELL
 - STORM DRAIN MANHOLE
 - TELEPHONE JUNCTION BOX
 - TELEVISION CABINET
 - TELEVISION JUNCTION BOX
 - FIRE DEPARTMENT CONNECTION
 - HOSE BIB
 - FIRE HYDRANT
 - IRRIGATION CONTROL VALVE
 - WATER BACKFLOW PREVENTER
 - WATER METER
 - WATER VALVE
 - ACCESSIBLE SPACE
 - AIR PUMP
 - BOLLARD
 - COLUMN
 - CURB STOP
 - FLAGPOLE
 - MAILBOX
 - PULL BOX
 - SIGN
 - UNDERGROUND VAULT
 - ASSASSOR'S PARCEL NUMBER
 - DOCUMENT
 - EASEMENT
 - HIGHWAY
 - LANDSCAPE
 - MCR
 - PUE
 - R/W
 - R/W
 - DECIDUOUS TREE
 - PALM TREE
 - PINE TREE
 - SAGUARO
 - BOUNDARY
 - CENTERLINE
 - EASEMENT LINE
 - METAL RAIL FENCE
 - OVERHEAD ELECTRIC LINE
 - RIGHT OF WAY LINE
 - SECTION LINE
 - STORM DRAIN LINE
 - WALL
 - CONCRETE
 - ASPHALT



Helix Engineering, LLC
 Engineering / Surveying / Consulting

3240 E Union Hills
 Suite 119
 Phoenix AZ 85050
 (602) 789-2816
 www.hlxeng.com

THIS DRAWING IS COPYRIGHTED AND IS THE SOLE PROPERTY OF THE OWNER. IT IS PRODUCED SOLELY FOR USE BY THE OWNER AND ITS AFFILIATES. REPRODUCTION OR USE OF THIS DRAWING AND/OR THE INFORMATION CONTAINED IN IT IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE OWNER.

TWO WORKING DAYS BEFORE YOU DIG.
 CALL FOR THE BLUE STAKES
 1-800-782-5348
 BLUE STAKE CENTER

RELEASE	DATE

REVISIONS	NO.	DATE

PROJECT NAME

ALTA LAND TITLE SURVEY

PROJECT ADDRESS

**WESTERN AVE & DYSART RD
 AVONDALE, ARIZONA
 85323**

PROJECT AREA

WESTERN & DYSART

HELIX JOB NUMBER: **443** IN HOUSE
 DRAWN BY: TDS
 CHECKED BY: MJT

SHEET TITLE

ALTA / LAND TITLE SURVEY
 A PORTION OF SW 1/4 SEC 11,
 T1N, R1W, G. & S.R.B. & M.

SHEET: **2** OF **2**

PLOT SCALE: 1:1 @ 24"x36"; 1:2 @ 11"x17"

