



GERCHICK REAL ESTATE

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INDUSTRIAL LAND

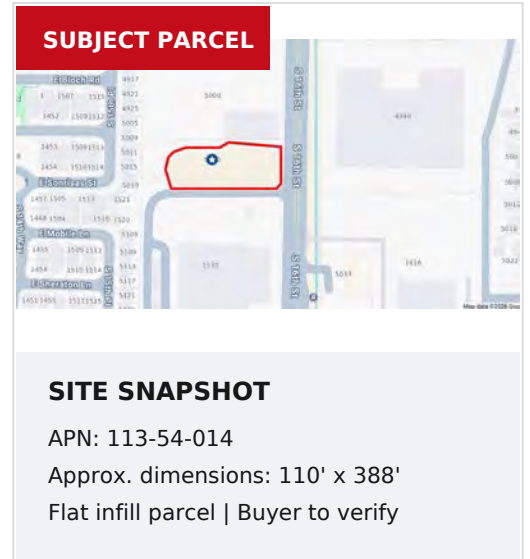
FOR SALE

A-2 HEAVY INDUSTRIAL INFILL LAND

5020 S 16th St, Phoenix, AZ 85040

\$950,000

South Phoenix industrial corridor | Near I-10, I-17, Loop 202 and Sky Harbor



SITE SNAPSHOT

APN: 113-54-014

Approx. dimensions: 110' x 388'

Flat infill parcel | Buyer to verify

LAND AREA

42,863 SF

ACRES

+/- 0.984

ZONING

A-2

PRICE / SF

\$22.16

PROPERTY OVERVIEW

5020 S 16th Street offers +/- 0.984 acres (42,863 SF) of A-2 Heavy Industrial infill land in an established South Phoenix industrial corridor. The flat parcel is positioned for an owner-user, developer or investor seeking flexible industrial land near I-10, I-17, Loop 202 and Phoenix Sky Harbor International Airport.

KEY HIGHLIGHTS

- A-2 Heavy Industrial zoning
- ALTA survey completed
- Potential manufacturing, warehousing and contractor-yard uses
- Prior CDL training site plan reviewed by the City of Phoenix; buyer to verify
- No seller carry
- Minutes from Sky Harbor Airport
- Convenient access to I-10, I-17 and Loop 202
- Established logistics and service industrial corridor
- Potential transportation-related and semi-truck parking uses
- Utilities available in area; verify

PROPERTY WEBSITE + DUE DILIGENCE

[JUSTSOLDIT.COM](https://www.justsoldit.com)

Information is believed reliable but is not guaranteed. Buyer must independently verify zoning, permitted uses, utilities, access, dimensions, plan status, feasibility and all facts and figures.

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Property details, documents and maps