



**Berry** PR **Realty**  
& Associates

CITY OF PHOENIX, ARIZONA

# 1ST STREET AND GRANT STREET FOR LEASE



LINCOLN ST

GRANT ST

1ST ST

2ND ST

3RD ST

1st Ave/Grant  
Looking North

**NATHAN & ASSOCIATES, INC.**

PHONE 480.367.0700 / [www.NathanLandAZ.com](http://www.NathanLandAZ.com)  
7600 E Doubletree Ranch Road #150, Scottsdale, AZ 85255

**BERRY REALTY & ASSOCIATES**

PHONE 602.252.5171 / [Virgilberry@berryrealty.com](mailto:Virgilberry@berryrealty.com)  
1241 E Washington Street #201, Phoenix, AZ 85034

All information contained herein is from sources deemed reliable, but not guaranteed. All figures and measurements are approximate. Offer subject to prior sale, price change, correction or withdrawal.



FOR MORE INFORMATION, CONTACT:  
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CITY OF PHOENIX, ARIZONA

# 1<sup>ST</sup> STREET AND GRANT STREET DEVELOPMENT OPPORTUNITY

## LOCATION

Located on the northeast and northwest corners of 1<sup>st</sup> Street and Grant Street in the City of Phoenix, Arizona.

## SIZE

±5.27 Acres (229,520 SF)

## ASSESSOR PARCEL NUMBERS

112-26-073B, 074B, 160A and 161

## ZONING

DTC-Warehouse | City of Phoenix

## PRICE

Submit

## TERMS

Long-term lease available.

## UTILITIES

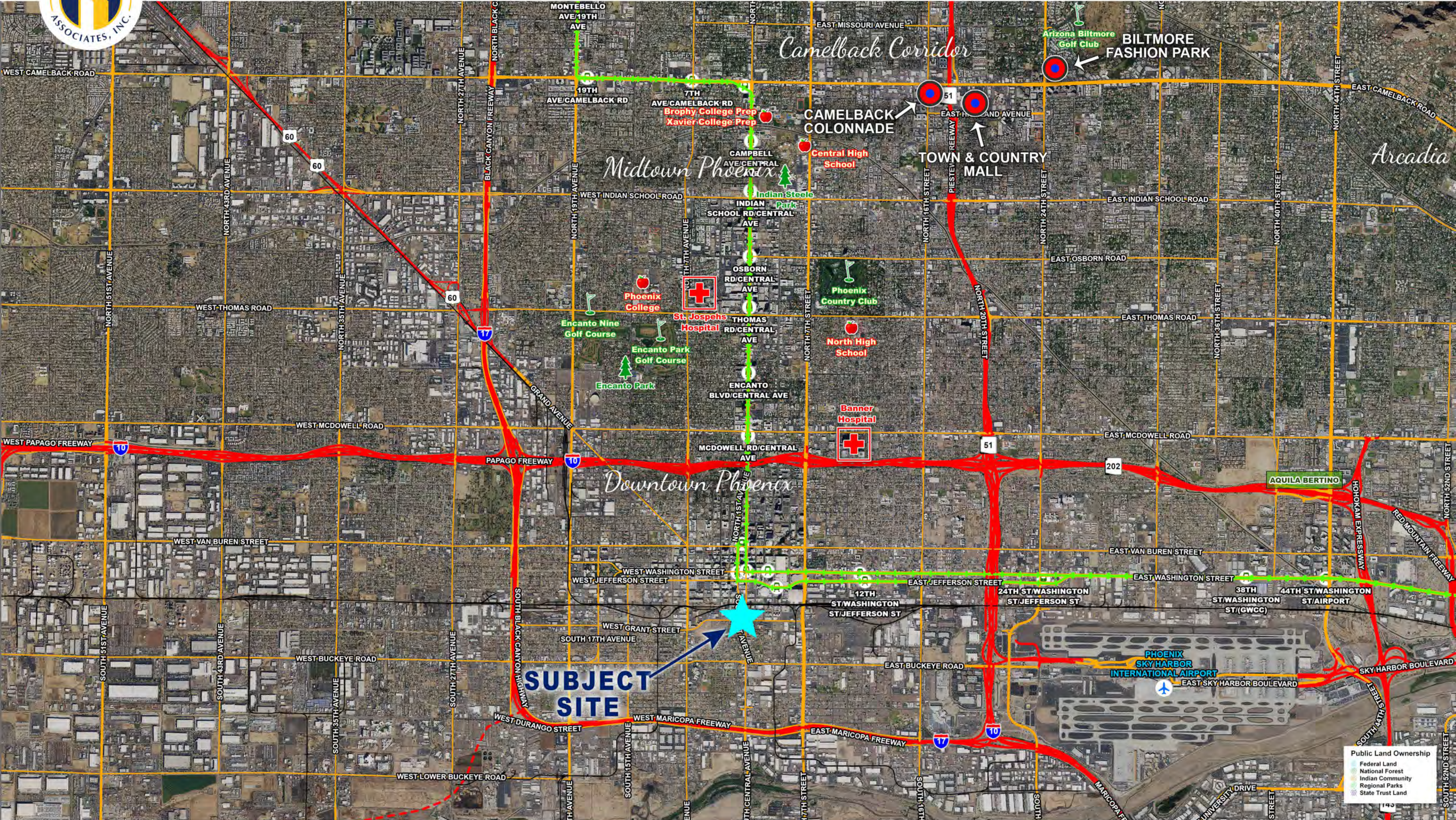
Water and Sewer: City of Phoenix

Electricity: APS

Gas: Southwest Gas

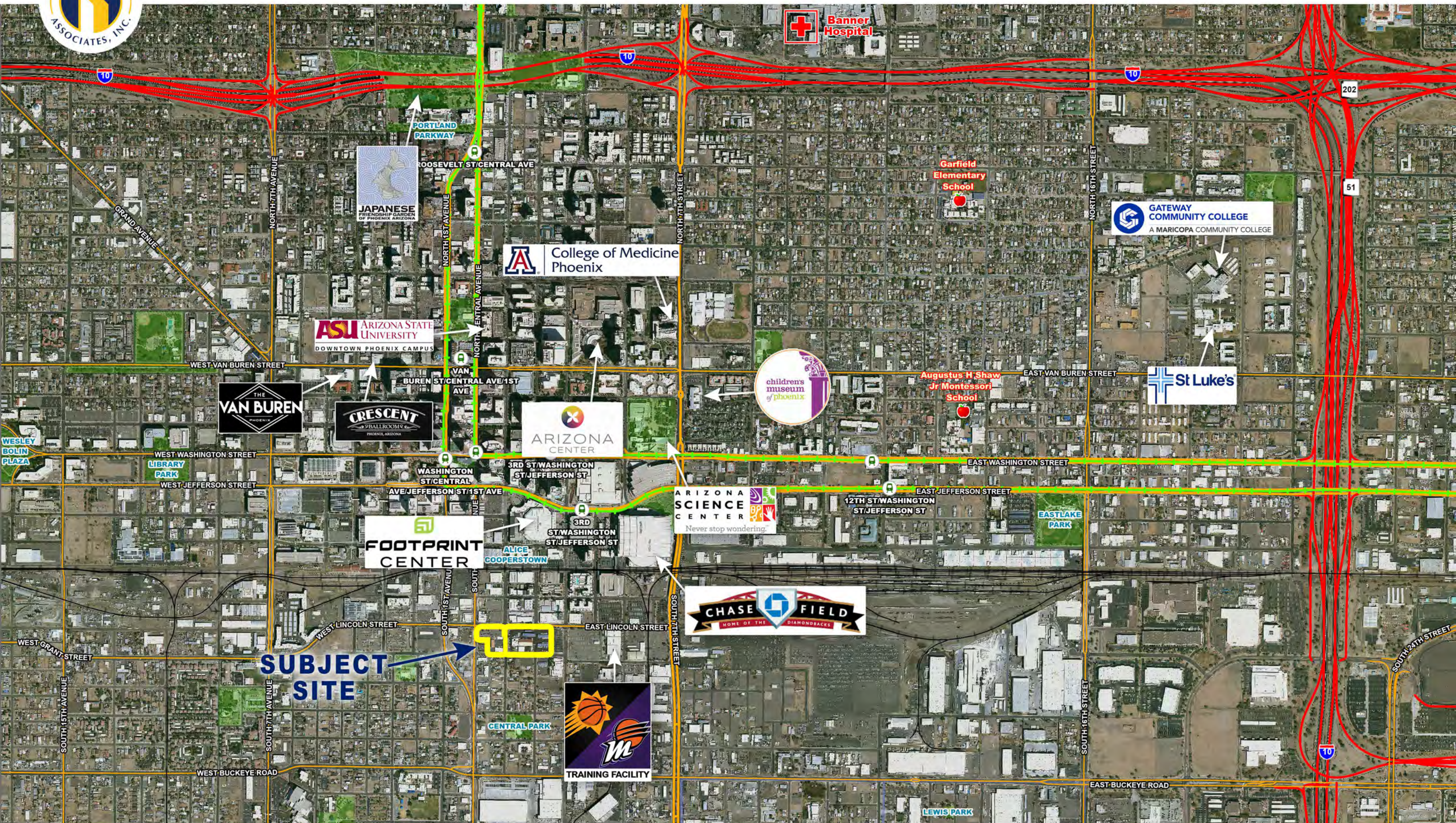
## COMMENTS

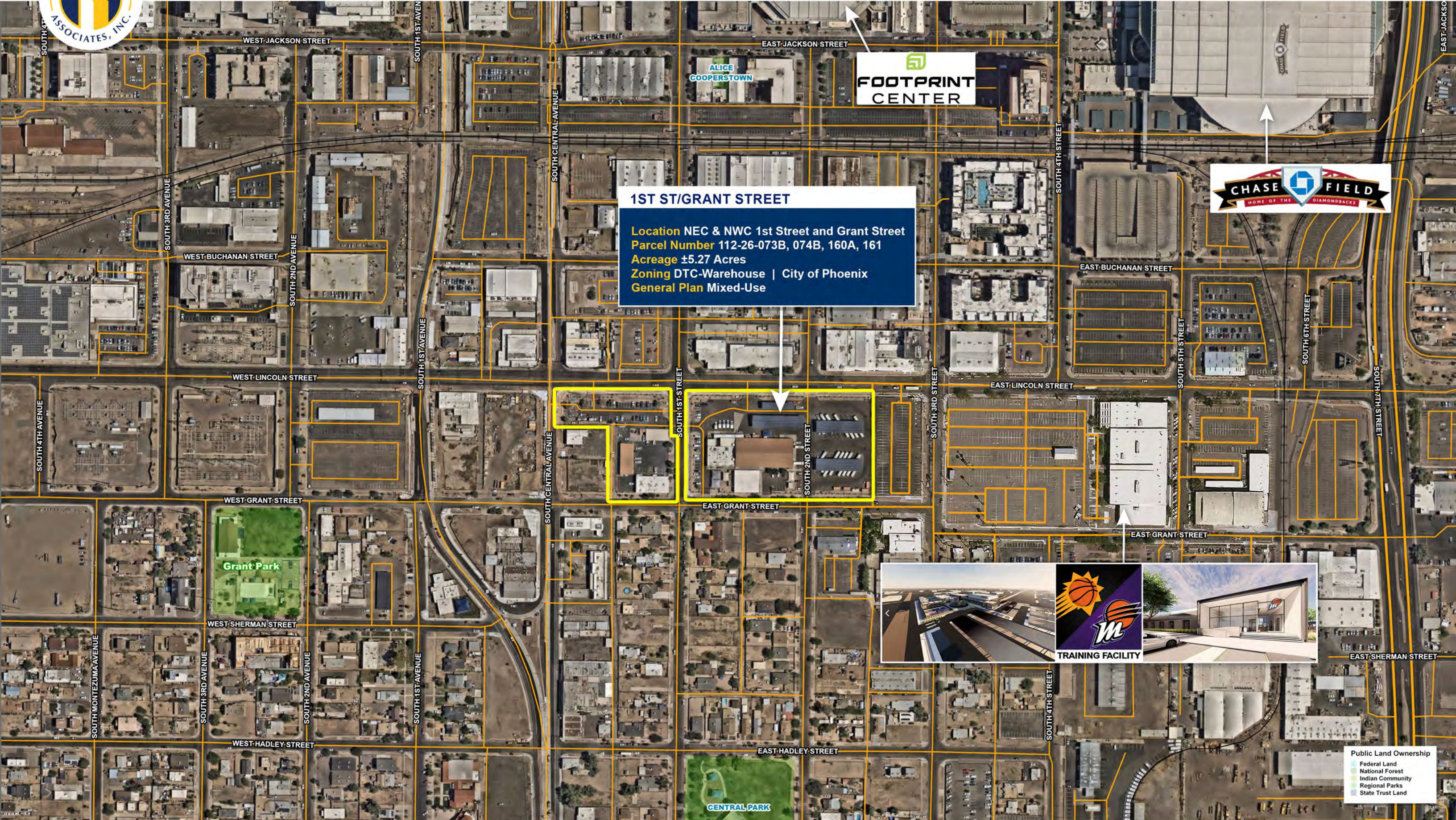
The Phoenix Elementary School District is looking to identify a developer to entitle and build a development opportunity that would serve the community.



**Public Land Ownership**

- Federal Land
- National Forest
- Indian Community
- Regional Parks
- State Trust Land

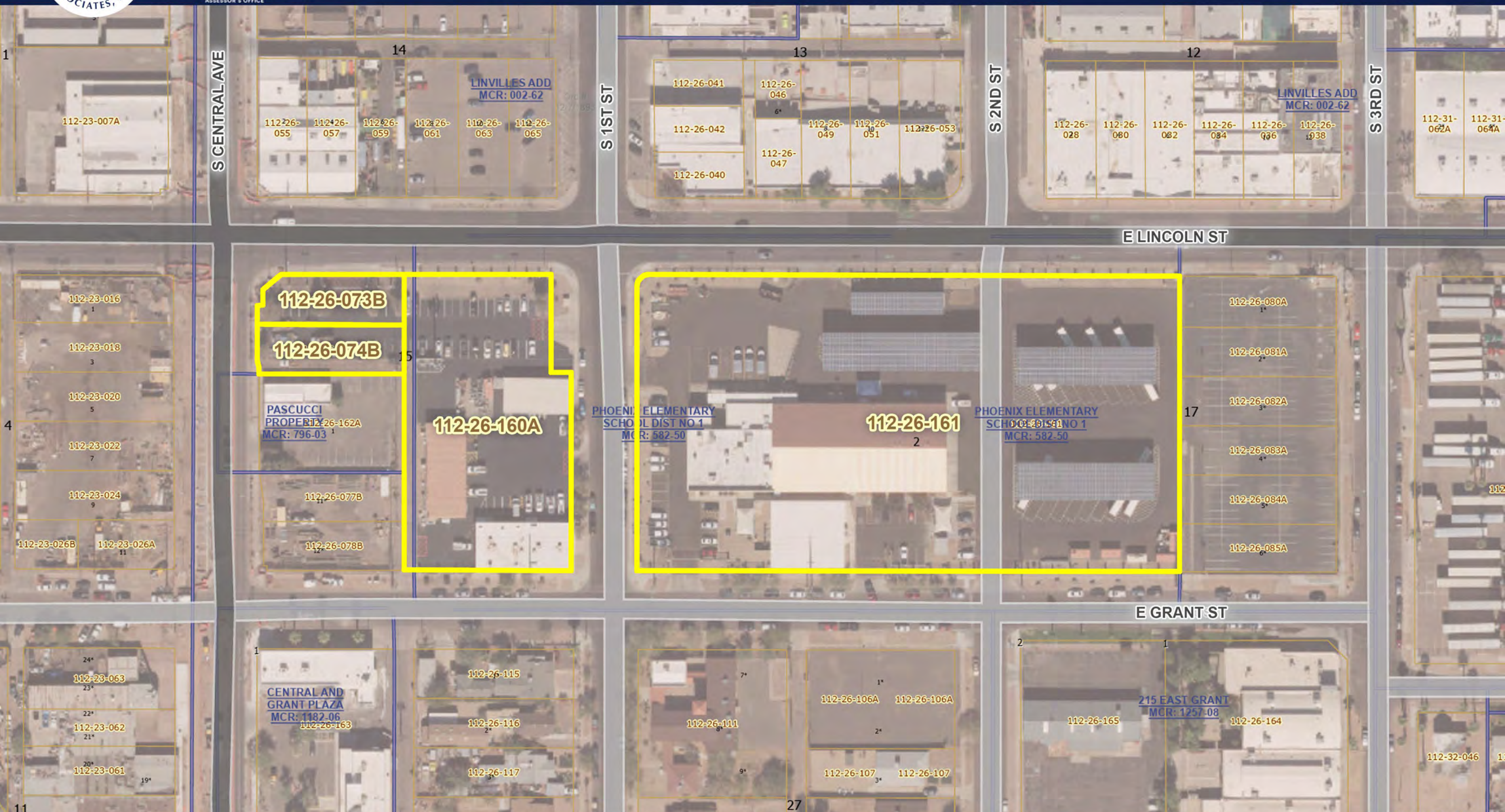


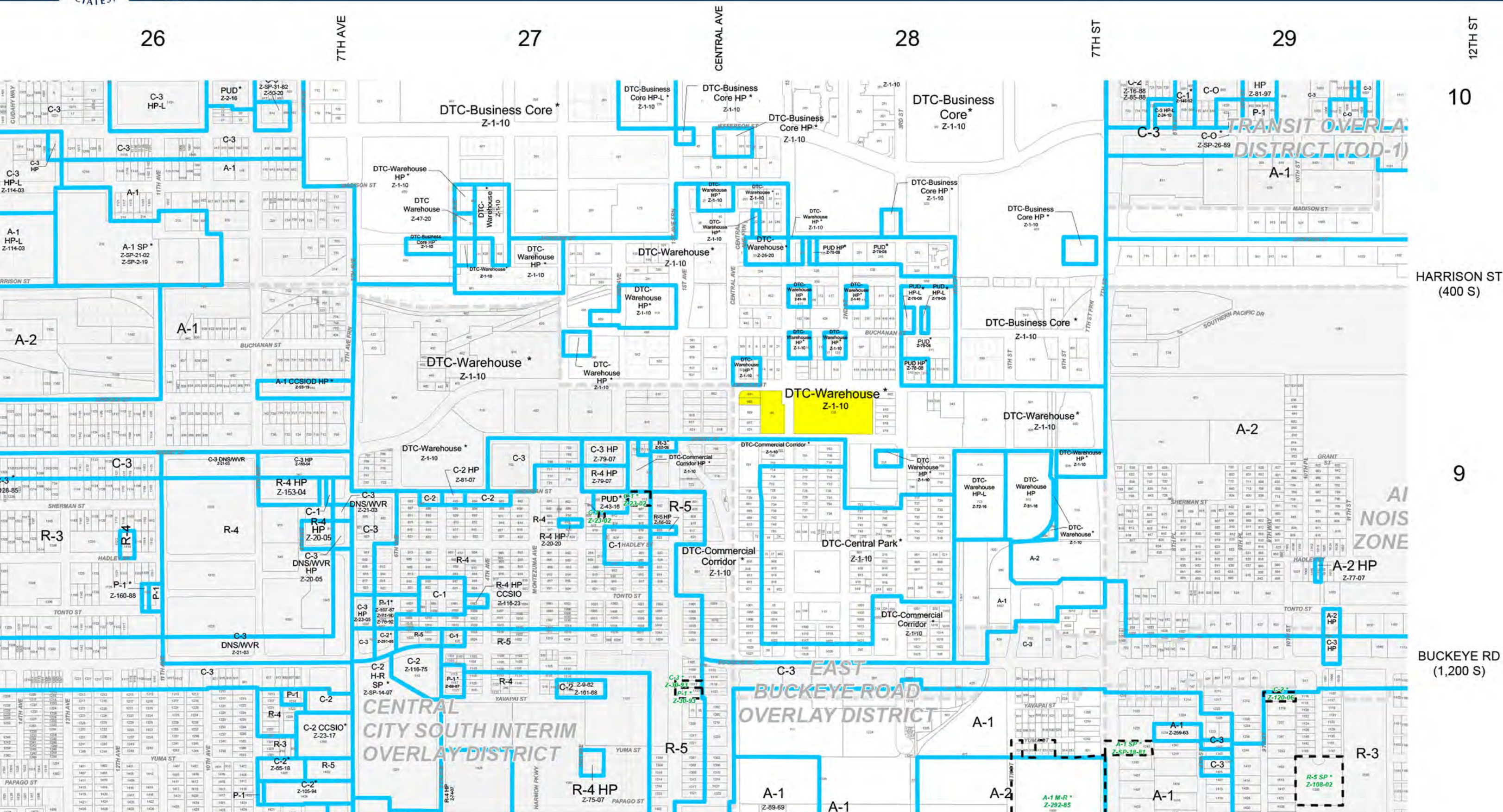


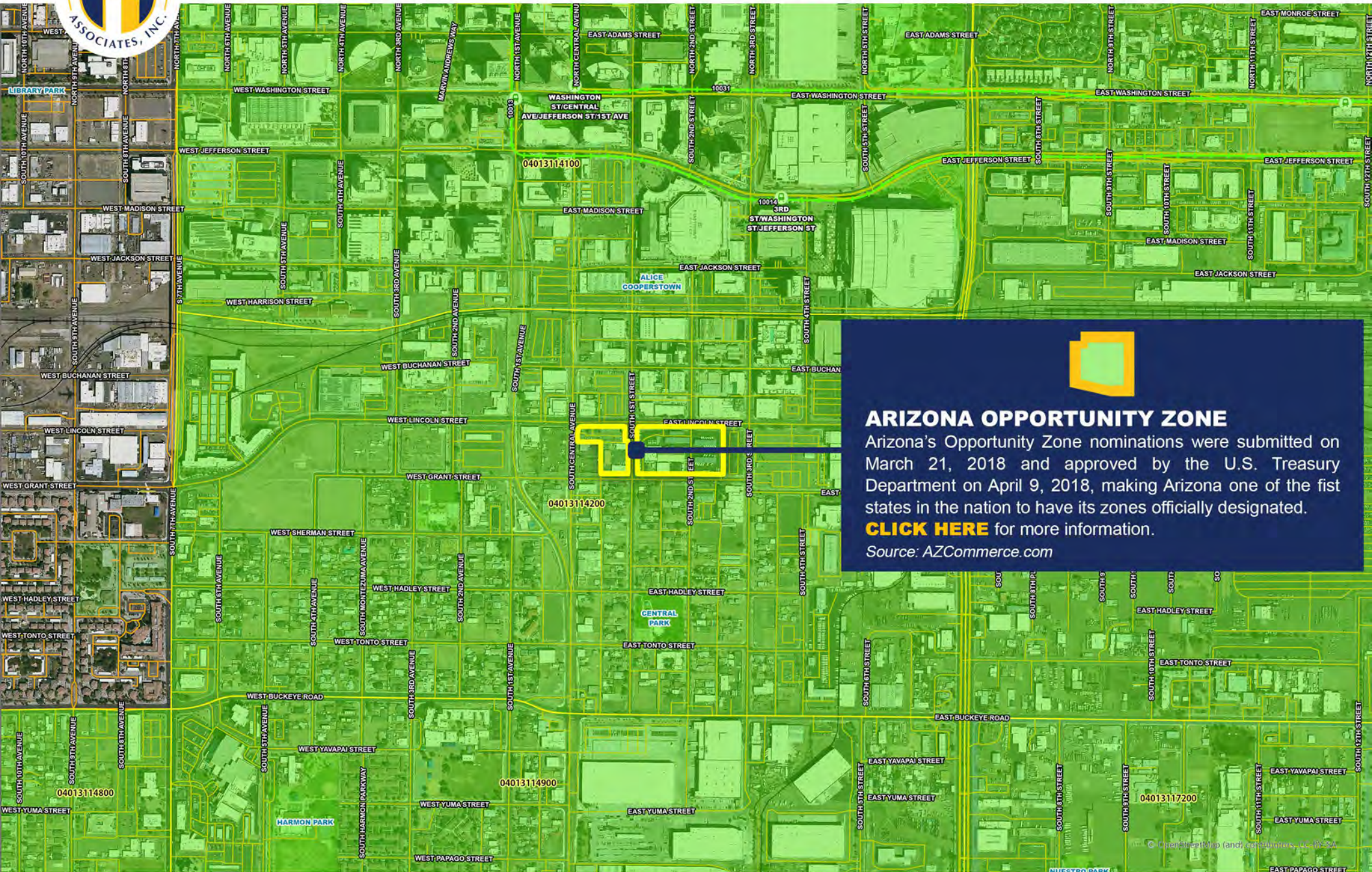
**1ST ST/GRANT STREET**  
 Location NEC & NWC 1st Street and Grant Street  
 Parcel Number 112-26-073B, 074B, 160A, 161  
 Acreage ±5.27 Acres  
 Zoning DTC-Warehouse | City of Phoenix  
 General Plan Mixed-Use



**Public Land Ownership**  
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 National Forest  
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**ARIZONA OPPORTUNITY ZONE**  
 Arizona's Opportunity Zone nominations were submitted on March 21, 2018 and approved by the U.S. Treasury Department on April 9, 2018, making Arizona one of the first states in the nation to have its zones officially designated.  
**CLICK HERE** for more information.  
 Source: AZCommerce.com