Public Auction
State Property for Sale

INVITATION FOR BIDS (IFB)

Visit the **Arizona Department of Administration (ADOA), General Services Division (GSD)** Website at: http://gsd.azdoa.gov.

This sale is for the property located at 2422 West Holly, Phoenix, in Maricopa County, State of Arizona.

- **An Undisclosed Minimum Reserve is established.**
- **A Bid Deposit is required.**

View of 2422 West Holly, Phoenix, AZ 85009

Property Description

Type of Property: 2422 West Holly is an industrial property with 22,595 square feet of building improvements and 53,721 square feet of site area. According to the City of Phoenix General Plan land use map, the property is in an area targeted for industrial uses.

Location: 2422 West Holly, Phoenix, Maricopa County, Arizona 85009

Legal Description: Lot 24, McDowell Industrial District Unit 2, according to the plat of record in the office of the Maricopa County Recorder, in book 72 of Maps, page 46. AND Tract 23, McDowell Industrial District Unit 2, according to the plat of record in the office of the Maricopa County Recorder, in Book 72 of Maps, page 46.

Building Area: **Approximately** 22,595 square feet

Site Area: **Approximately** 53,721 net square feet (1.23 net acres)

Land Building Ratio: 2.378

Maricopa County Assessors Parcel Numbers: 110-50-023; 110-50-004

Flood Zone: Flood Zone X, per FEMA FIRM 04013C2130G

Zoning: A-2, Industrial District; City of Phoenix

Adjacent Land Uses: The north, east, and south land uses are industrial in nature; the west land use is frontage road and Interstate 17 (Black Canyon Freeway).

Auction Summary

Sale Type: Public Auction

Start Date: Friday, February - 4, 2011

Bid Opening: Tuesday, April - 5, 2011 at 3:00 P.M. U.S. Mountain Standard Time

Arizona Department of Administration
State Procurement Office
100 North 15th Avenue; Suite 201
Phoenix, AZ 85007

Property: 2422 West Holly, Phoenix, AZ 85009

Asking Price: $675,000

Bid Deposit: $50,000

Information on the Web: http://gsd.azdoa.gov

Sales and Auction Information: Anyone having questions or requiring assistance regarding the auction of this property may contact:

Todd Hamilton - Cutler Commercial
Phone: 602-386-1226
email: thamilton@cutlercommercial.com

Initial Showing and Inspection Opportunities: The Property is available for showing by appointment only.

The Property is available for subsequent inspections by appointment only.

Anyone wishing to schedule an initial showing or subsequent inspection may contact:

Todd Hamilton - Cutler Commercial
Phone: 602-3861226
email: thamilton@cutlercommercial.com

BRIEF DESCRIPTION of SALE PARCEL

2422 West Holly is single-tenant industrial office building property with approximately 22,595 square feet of building improvements constructed in 1967 and is situated on approximately 53,721 square feet (1.23 net acres) of site area. According to the City of Phoenix General Plan land use map, the property is in an area targeted for industrial uses.

The concrete block frame building is in fair-to-average condition and briefly, the interior configuration includes: (1) a secured lobby-entry in the southeast corner; (2) offices extending along the southern portion of the west side; (3) conference room; (4) two sets of men's and women's restrooms, janitorial closets, a utility room and lunch room; and (5) extensively subdivided into laboratories, storage, and other specialized spaces that extend off central corridors.

The building is cooled by a Trane 70-ton chiller and a small six-ton Carrier supplemental unit, both located on the east side of the structure. There is a large gas-fired boiler for heat. Numerous roof-mounted air-handling units ducted to all areas provide hot and cold air. There are also evaporative cooling units supplying make-up air for 24 laminar flow vent hoods within the laboratory spaces.

The building and site are comparable for the neighborhood and marketing area. The building is serviced by City of Phoenix water and sewer systems. There are a total of 39 lined and striped parking spaces, including requisite handicapped spaces with nine space on the south side of the building, and 30 spaces to the east that indicate a ratio of 1:566 square feet (suitable for typical office/warehouse use).

Vehicle access is provided by both Holly Street and the I-17 Frontage Road.

IMPORTANT: *Bidders are reminded that this property is offered for sale and will be sold "AS IS" and "WHERE IS" without representation, warranty, or guarantee, regarding quality, title, character, condition, size or kind, square footage,*

or that the Property is in condition or fit to be used for the purpose for which intended, and no claim for any allowance or deduction upon such grounds will be considered after the bid opening or conclusion of the auction.

LOCATION AND SETTING

This property is located northwest of the Phoenix downtown central business district. Surrounding property uses are primarily commercial and industrial in nature. Some residential properties are located along the interior streets of the perimeter of the neighborhood.

Public transportation is available along most arterial neighborhood streets. The Metro Light Rail system runs approximately ½ mile east of the property.

DRIVING DIRECTIONS

2422 West Holly, Phoenix, AZ 85007 is located at the northeast corner of Holly Street and the I-17 Frontage Road between West Thomas Road and West McDowell Road.

EASEMENTS, RESERVATIONS AND ENCROACHMENTS

This property will be sold subject to any and all covenants, reservations, easements, restrictions, encroachments, and rights, recorded or unrecorded, in favor of third parties, for highways, streets, power lines, telephone lines and equipment, pipelines, drainage, sewer and water mains and lines, public utilities, public roads, and other rights-of-way.

Mineral rights will be conveyed with the surface rights.

There are no water rights associated with the Property.

UTILITIES

Gas: Southwest Gas Company

Water: City of Phoenix
Electric: Arizona Public Service
Sanitary Sewer: City of Phoenix

Procurement of utility services shall be the responsibility of the Purchaser. Bidders are urged to contact the utility providers listed above for information on the availability of utilities.