



23045 N. 15th Avenue | Phoenix, AZ 85027

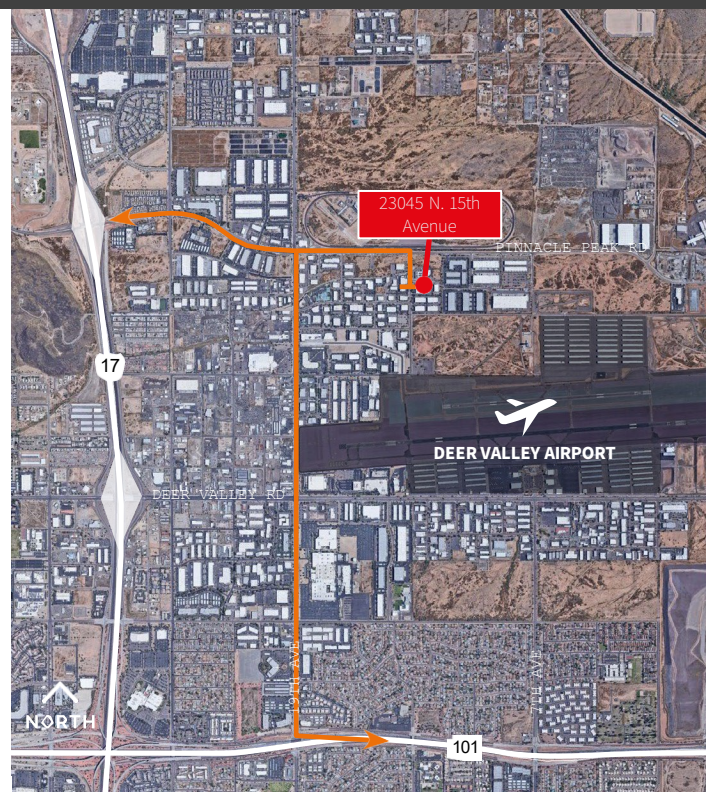
FEATURES

- Rare opportunity to occupy 53,885 SF of Industrial space in the coveted Deer Valley submarket of Phoenix situated on 2.72 acres
- **Office:** 11,600 SF built-out office space can be expanded or reduced to fit tenant requirements
 - 1st Floor: ~6,000 SF & 2nd Floor: ~6,000 SF unfinished
- **Clear height:** 21' - 25'6"
- **Loading:** 7 grade level doors, 2 dock high doors
- New HVAC units installed over the office area
- New evaporative coolers installed over the warehouse area
- **Power:** 2000 Amps, 277/480 V
- Recently re-paved/secure/block wall yard
- **Roof:** Recently re-surfaced
- Evap cooled warehouse
- **Parking stalls:** 47
- **Zoning:** CP/GCP
- 1.4 miles to the Pinnacle Peak Road / I-17 Interchange and 2.3 miles to the Loop 101 via 19th Avenue

REA WEBSITE

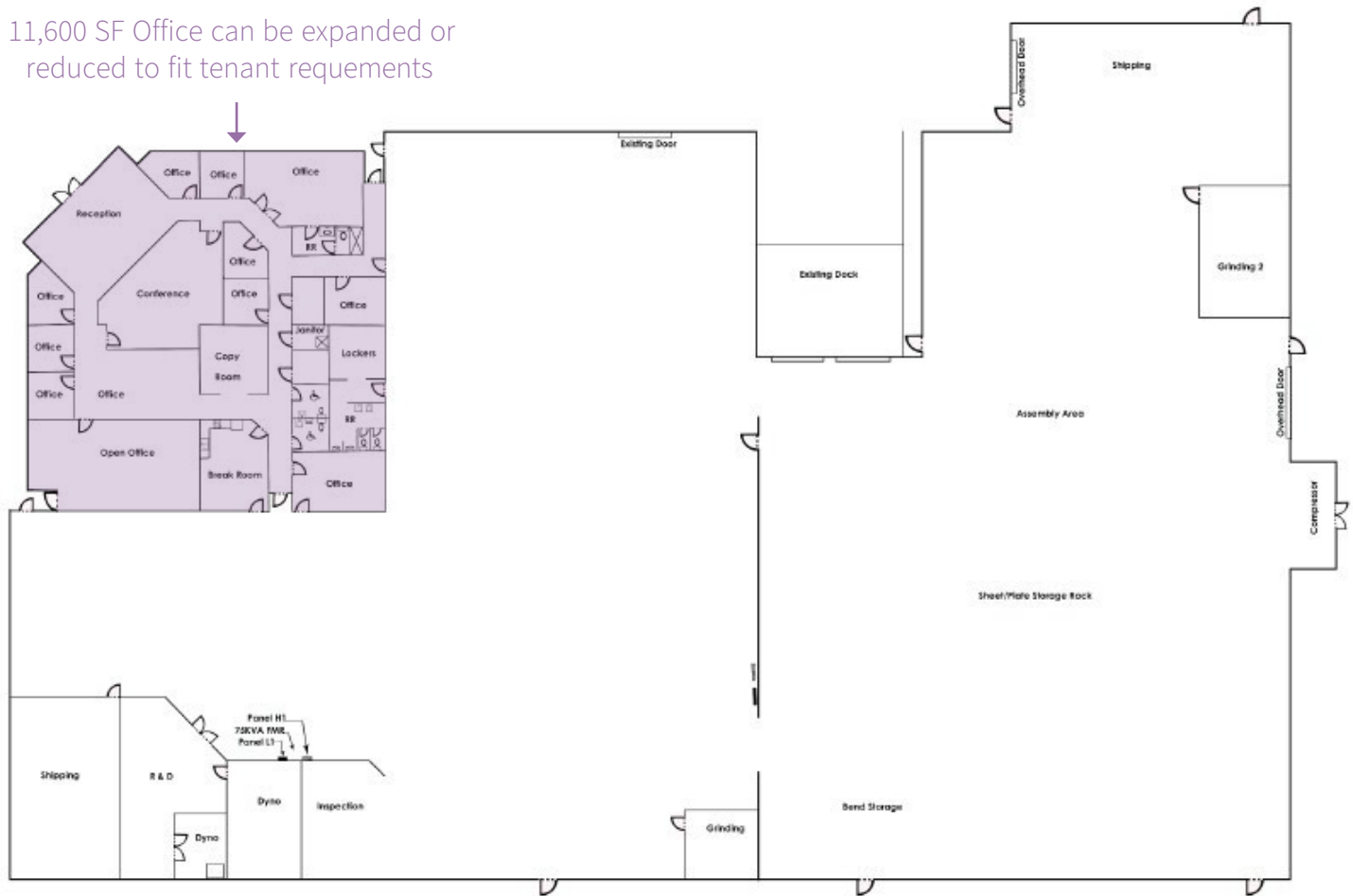


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FLOOR PLAN

11,600 SF Office can be expanded or reduced to fit tenant requirements



For more information:

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