

±11,298 SF ON 2.67 ACRES FOR LEASE

3 BAY SHOP BUILDING + FREESTANDING OFFICE/FLEX BUILDING ON FULLY PAVED PARCEL ZONED C-3

9801 N 19th Ave Phoenix, AZ 85021



**OPTIONAL ADDITIONAL
±0.43 AC YARD SPACE
AVAILABLE**

8767 E. Via de Ventura
Suite 290
Scottsdale, AZ 85258
RGcre.com

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Site Information

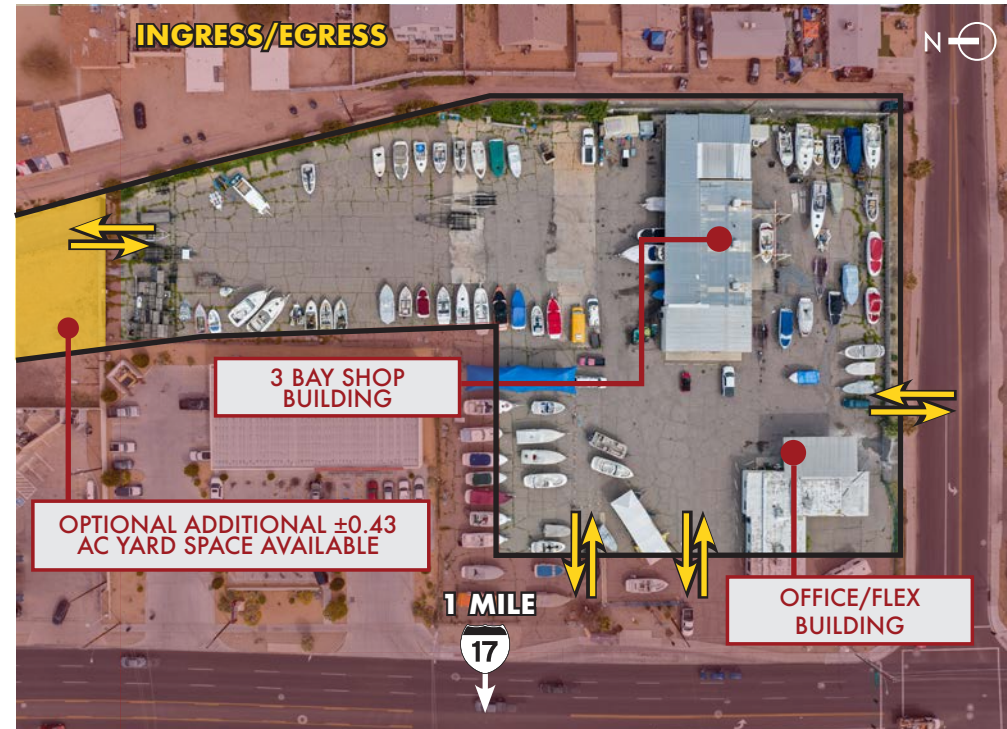
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Phoenix, AZ 85021

PROPERTY FEATURES

- Two (2) buildings totaling ±11,298 SF
- ±2.67 Acres (±116,627 SF)
 - » Additional ±0.43 Acres Available, Full Site ±3.1 AC (135,036 SF)
- Fully paved site with yard lighting and perimeter fencing throughout
- Zoned C-3, City of Phoenix
- Four (4) points of ingress/egress. Accessible off of 19th Ave, Mountain View Rd, and private drive off of Cinnabar Ave
- Frontage on 19th Ave
- Large monument sign

LOCATION FEATURES

- Centrally located, infill industrial location
- ±1 mile to I-17
- ±7 miles to Grand Canyon University (GCU)
- ±9 miles to Downtown Phoenix
- ±10 Miles to Phoenix Deer Valley Airport
- ±17 miles to TSMC
- ±15 miles to Sky Harbor International Airport



3 BAY SHOP BUILDING

- ±6,705 SF
- 16' clear height
- Three (3) grade level roll up doors – 20' wide by 12' tall
- 1,000 SF of existing office/showroom
- 3 bays
- Exterior bridge crane

OFFICE/FLEX BUILDING

- ±4,593 SF
- Multiple private offices, showroom, and conference room.
- Small warehouse component with three (3) grade level doors.

The information contained herein has been obtained from sources we believe to be reliable, however, Rein & Grosseohme and its agents have not conducted any investigation regarding these matters and make no warranty or representation expressed or implied regarding the accuracy or completeness of the information. Interested parties need to verify any information that is critical to their decision process and bear all risk for inaccuracies. References to square footage or age are approximate.

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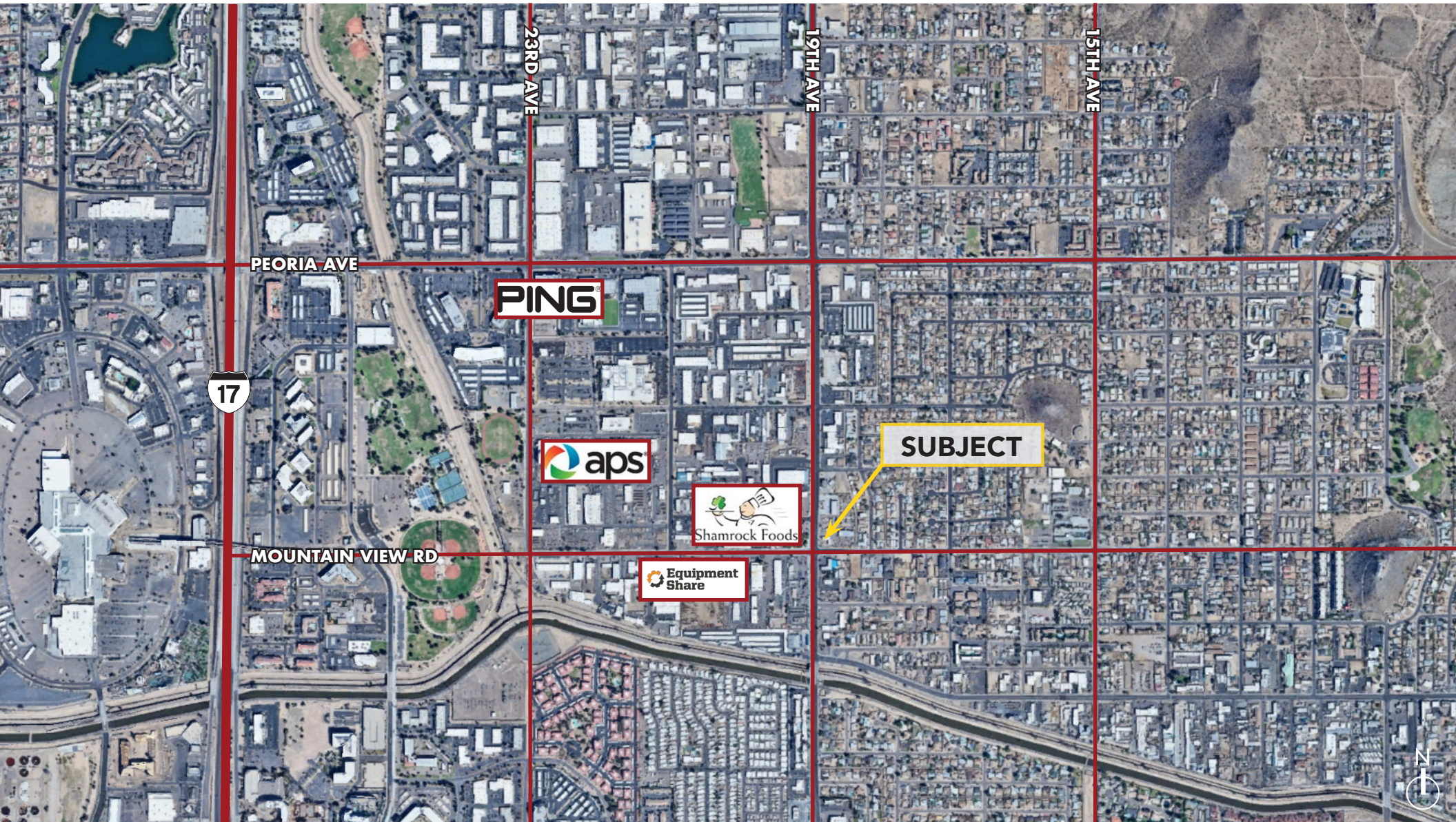
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Corporate Neighbors



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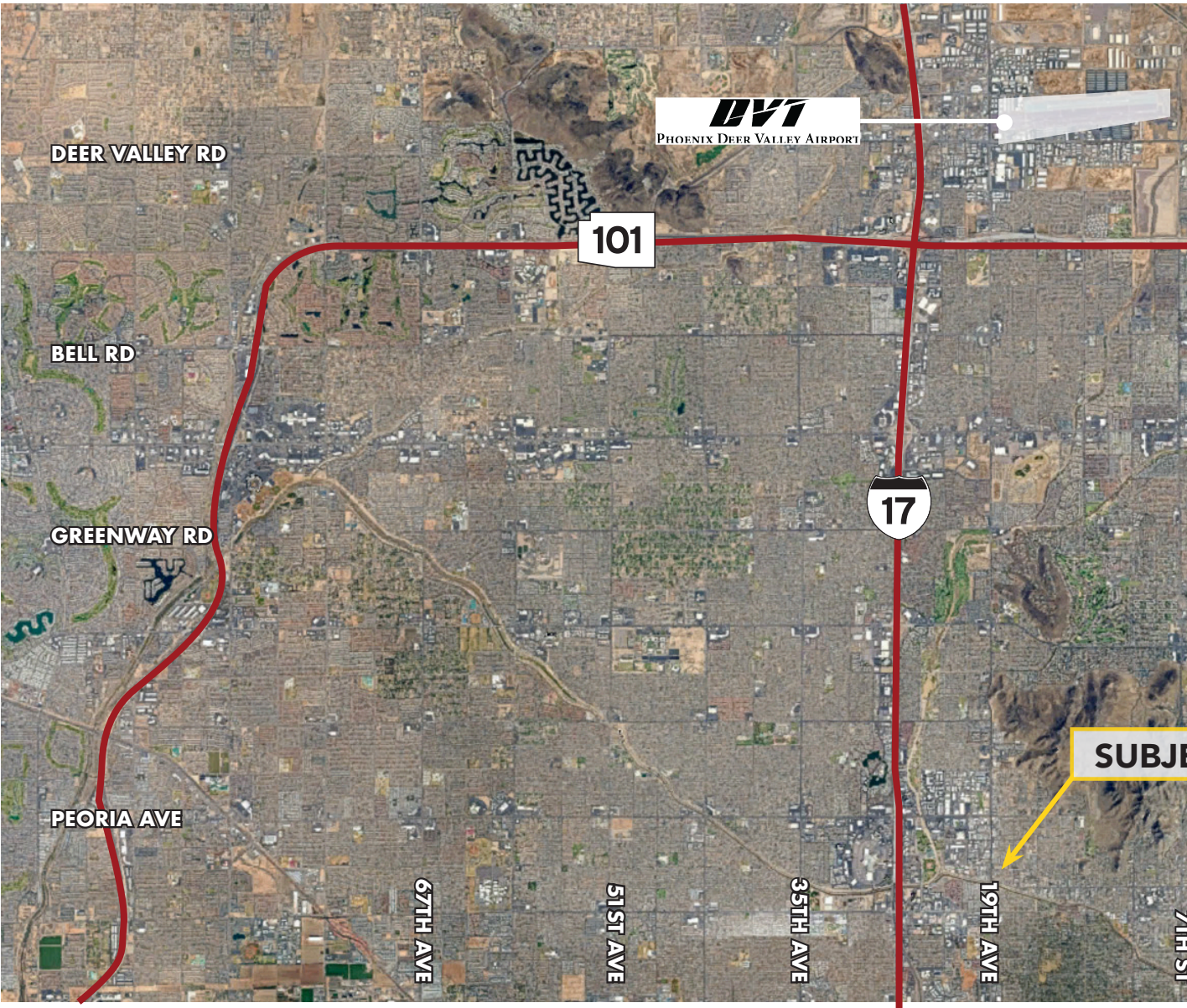
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Location Maps



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