



FOR SALE/LEASE

21620 N 26th Ave #120

PHOENIX, AZ 85027

PRESENTED BY:

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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PROPERTY SUMMARY

OFFERING SUMMARY

SALE PRICE	Unpriced
LEASE RATE	\$20.35 PSF IG
UNIT SIZE	3,685 SF
APN	209-07-120
CEILING HEIGHT	23'
CLEAR HEIGHT	16'
POWER	200a/120v 3 Phase
RATIO	Approx: 30% Office 70 % Warehouse
DRIVE-INS	1 tot./12'w x 12'h
ZONING	A-1
2024 TAXES	\$5,931.86



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PROPERTY DESCRIPTION



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SVN Desert Commercial Advisors is pleased to present 21620 N 26th Ave #120 for sale or lease. This property offers 3,685 SF of flex warehouse space in the highly sought-after Deer Valley market in Phoenix, AZ. Recently built out, Unit 120 consists of a 30%-70% office-to-warehouse ratio and boasts a 16' clear height and a 23' overall ceiling height in the warehouse.

LOCATION DESCRIPTION

This industrial condo is strategically located at 21620 N 26th Ave in North Phoenix, offering easy access to the city's major transportation routes. Situated just minutes from Loop 101 and the I-17, this location ensures swift and easy connectivity to the greater Phoenix area and beyond, making it ideal for distribution, logistics, and business operations. The property is surrounded by various nearby retail centers, including Happy Valley Towne Center and Norterra Shopping District, which offer an abundance of dining, shopping, and service options for both employees and clients. With its proximity to key commercial hubs and major roadways, this industrial condo is perfect for businesses seeking convenience and visibility in a thriving area.

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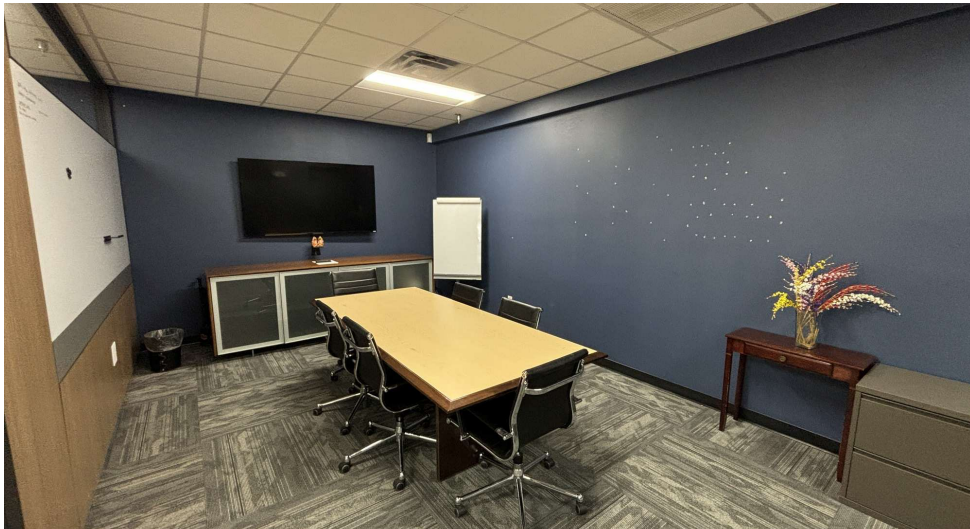
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INTERIOR PHOTOS



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