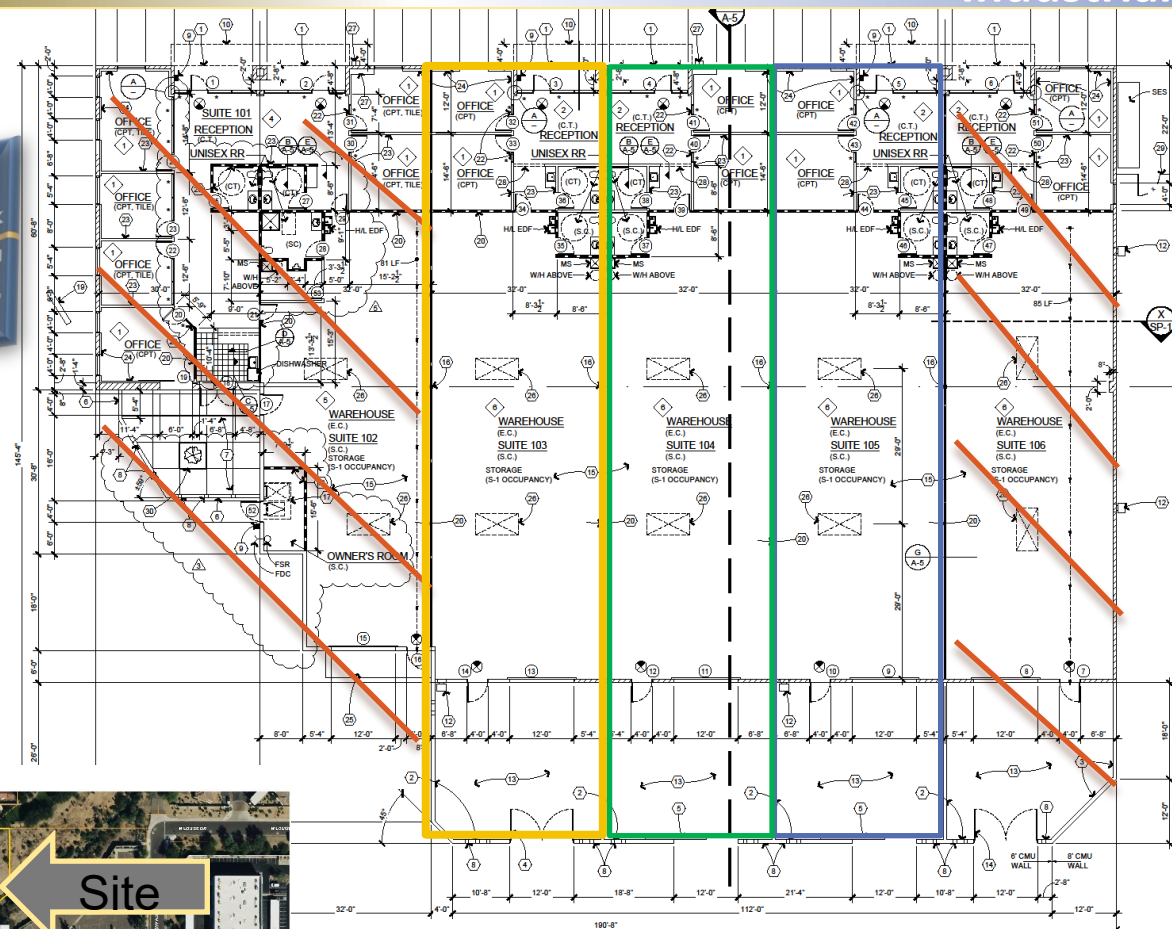
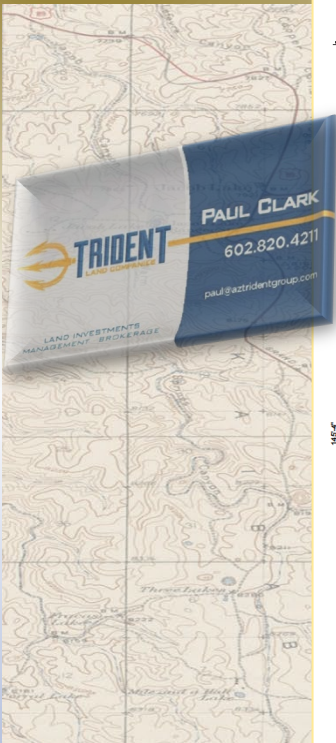


TRIDENT LAND COMPANIES

31st Ave and Deer Valley Road
Industrial Space, Phoenix AZ



*** Location:** 21965 N 31st Ave. Phoenix AZ 85027

*** Size:**
Suite 103 – 4,651 SF
Suite 104 – 4,651 SF
Suite 105 – 4,651 SF

*** All Suites are brand new and have 942 SF of Office, 2,749 SF of Warehouse with 14' roll up doors, and 980 SF of Fenced Yard space.**

*** Move in date of First Quarter 2025.**

*** Price: \$1.80 per SF/NNN**

Comments: This is a rare find! Brand new with lots of amenities: Fantastic access to the 101, I-17, and 303. Amazing finishes in the office area, with a very well thought out warehouse and yard area. The yard area is 32' x 30' with 6' block walls and metal gates.



OCCUPANT LOAD:				SUITE AREAS:			
SUITE	OFFICE	WHSE.	SUBTOTAL	SUITE	OFFICE	WHSE.	TOTAL
SUITE 101:	7	0	7	SUITE 101:	2,800 SF		2,800 SF
SUITE 102:	3	5	8	SUITE 102:		2,445 SF	2,445 SF
SUITE 103:	3	6	9	SUITE 103:	942 SF	2,749 SF	3,691 SF
SUITE 104:	3	6	9	SUITE 104:	942 SF	2,749 SF	3,691 SF
SUITE 105:	3	6	9	SUITE 105:	942 SF	2,749 SF	3,691 SF
SUITE 106:	3	6	9	SUITE 106:	942 SF	2,749 SF	3,691 SF
TOTAL			51 OCCUPANTS				

NOTE: For each suite, one exit is required. Two are provided.
Exception: Suite 101 & 102 provided with three

21965 N. 31st Avenue, Phoenix AZ 85027

Contact: PAUL CLARK

602-820-4211

paul@aztridentgroup.com

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NEW CONSTRUCTION WITH THE FOLLOWING AMENITIES:

SUITE DETAILS:

**NEW OFFICE SPACE: 942 SF.
NEW WAREHOUSESPACE: 2,749 SF.
NEW BLOCK FENCED YARD: 960 SF
TOTAL USABLE 4,651 SF**

OFFICE DETAILS:

LANDSCAPED ENTRY & A SPACIOUS RECEPTION AREA WITH 12' GLASS WALL. TWO PRIVATE OFFICES WITH 2' WIDE SIDELITES, WET BAR, RESTROOM. 4 TON A/C UNIT & DESIGNER INTERIOR FINISHES

WAREHOUSE:

12' WIDE x 14' TALL GRADE LEVEL ROLL-UP DOOR WITH 18' CLEAR HEIGHT. AUTO-ON LED WAREHOUSE LIGHTING, 9100 CFM 4 POSITION EVAP COOLER, SEPARATE WAREHOUSE RESTROOM, DRINKING FOUNTAINS AND FIRE SPRINKLERS, 120V/208Y 225 AMP 3 PHASE POWER.

GATED YARD:

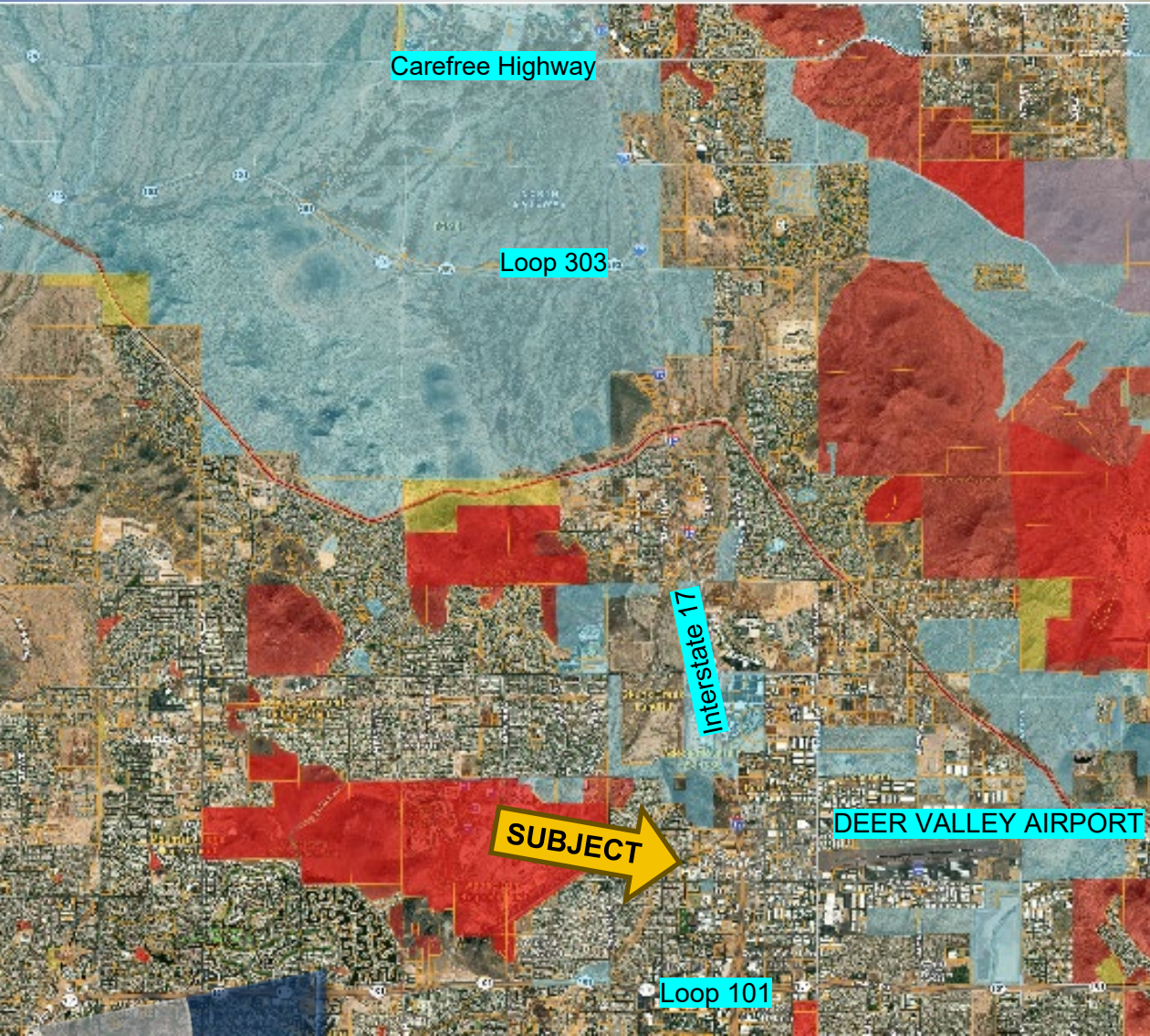
960 SF PRIVATE FENCED/GATED YARD WITH 6' TALL BLOCK WALLS. THE YARD AREA MEASURES 32' WIDE x 30' DEEP AND HAS A METAL GATE WITH A CONCRETE FLOOR AND THE POTENTIAL FOR A FUTURE AWNING. THIS SITE ALSO CONTAINS A FENCED AND GATED REAR PARKING AREA.



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Proximity to:

TRANSPORTATION:

Deer Valley Airport: 2.5 Miles

Interstate 17: .8 Miles

Loop 101: 1.1 Miles

Loop 303: 6.8 Miles

These transportation corridors provide quick access to the greater Phoenix market including, Scottsdale, Glendale, Peoria, Mesa, Chandler, Gilbert and others. Easy access to the Flagstaff and Prescott markets as well.

MAJOR EMPLOYERS:

TSMC: 7 Miles

Honeywell: 2.5 Miles

USAA: 4.2 Miles

Deer Valley Commerce Ctr: 2 Miles

Allied Data Center: 2.2 Miles

Honor Health: 2.3 miles

MAJOR RETAIL:

Deer Valley Town Square: 1.25 Miles

Happy Valley Towne Ctr: 2.6 Miles

The Shops at Norterra: 2.8 Miles

Arrowhead Mall: 8.3 Miles

Multiple restaurants scattered throughout the immediate area.



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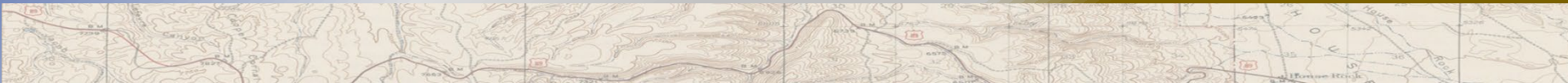
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TRIDENT LAND COMPANIES

31st Ave and Deer Valley Road
Industrial Space, Phoenix AZ



Packet Maps
Arizona, AC +/-



Deer Valley Road

AERIAL PHOTO LOCATION MAP

21965 N. 31st Avenue, Phoenix AZ 85027

