

INDUSTRIAL

AVAILABLE FOR LEASE



11200 N 21ST AVE & 2101/2115 W SHANGRI-LA RD

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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

ABOUT THE PROPERTY

Property Description	Multi-Tenant Industrial Space For Lease		
Location	11200 N 21st Ave & 2101/2115 W Shangri-La Rd		
Parcel	149-08-069A, 149-08-069B and 149-08-069C		
Total SF	±17,017 SF		
Lot Size	±0.92 Acres		
Street Frontage	Shangri-La Road & 21st Avenue		
Zoning	I-1		
Power	11200 N 21st Ave: 2101 W Shangri-La: 2115 W Shangri-La:	3 Phase, 400 A, 240 V 3 Phase 200 A, 240 V 3 Phase 200 A, 120/208 V	
Parking Ratio	1/1,000		
Doors	Front Loaded, Grade Level		
Suite Sizes	Unit 1: ± 4,270 SF Unit 3: ±1,368 SF* Unit 4: ±1,368 SF*		
	*Units are Contiguous up to ±2,736 SF - Available Jan 1, 2026		
Lease Rate	\$1.10 MG		

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