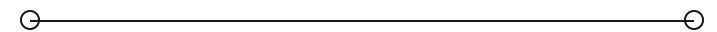


**FOR SALE OR LEASE**

## Deer Valley Business Center 2

**1745 W DEER VALLEY RD #130**

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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## OFFERING SUMMARY

<b>SALE PRICE</b>	\$896,000
<b>LEASE RATE</b>	\$1.40 PSF NNN
<b>UNIT SIZE</b>	2,800 SF
<b>PRICE/SF</b>	\$320/SF
<b>APN</b>	209-25-068
<b>ZONING</b>	A-1
<b>OFFICE-TO-WAREHOUSE RATIO</b>	30:70
<b>HVAC</b>	Fully AC'd
<b>POWER</b>	200a/120v, 3 Phase
<b>PARKING</b>	5 Reserved Spots
<b>DRIVE-INS</b>	1 tot./12' w 14'h
<b>CLEAR HEIGHT</b>	12' *Ability to add 10'
<b>ROLL UP DOOR</b>	14'x14'
<b>CAMS</b>	\$496/month
<b>PROPERTY TAXES</b>	\$4,331.38



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## PROPERTY DESCRIPTION



## PROPERTY DESCRIPTION

SVN Desert Commercial Advisors is pleased to announce for sale or lease this versatile 2,800 SF flex condo in Deer Valley. Conveniently located off of the I-17 and Loop-101 Freeway, this industrial site is zoned A-1 and has an office-to-warehouse ratio of approximately 30:70. In the front are two offices and a full reception area, and one restroom in the front and the other in the back. This is fully AC'd and offers a roll-up door with a clear height of 10' with the option to add 10' more, to make a clear height of 22'.

## LOCATION DESCRIPTION

The subject is ideally situated east of the I-17 off Pinnacle Peak Rd within the highly sought-after Deer Valley Airpark submarket. The unit is located just off W Deer Valley Rd and is in immediate proximity to Deer Valley Airport in Phoenix, AZ. This location provides convenient access to the I-17 Fwy and Loop-101 and is in close proximity to a number of retail shopping centers and amenities. The convenient freeway access creates reasonable drive times across the entire Phoenix metropolitan area.

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## ADDITIONAL PHOTOS



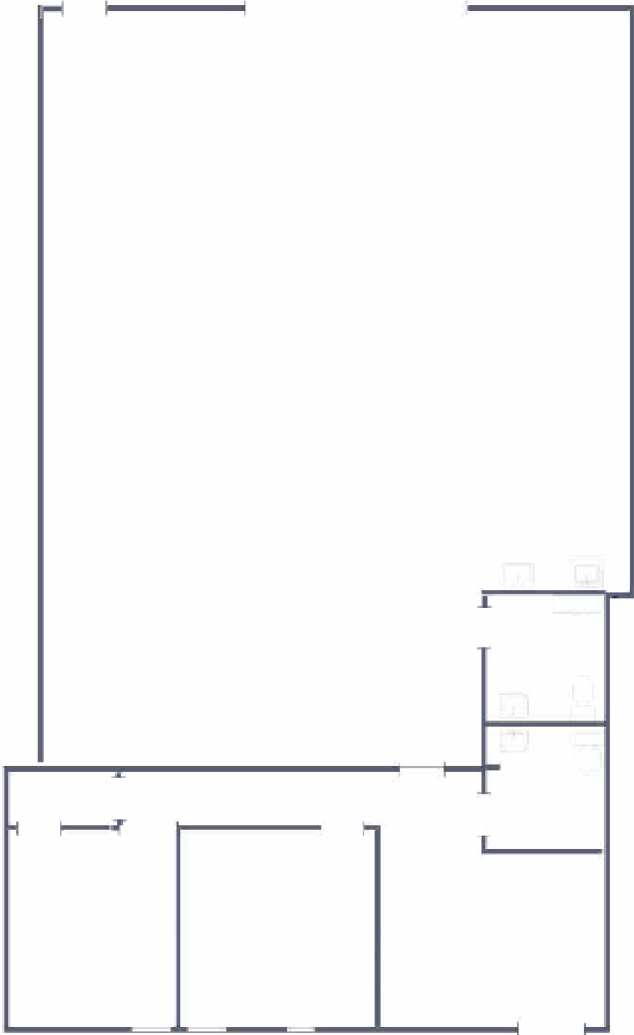
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# FLOORPLAN



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# RETAILER MAP



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