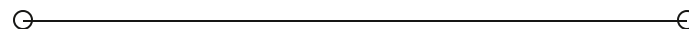


**FOR SALE/LEASE**

**21620 N 26th Ave #150**

**PHOENIX, AZ 85027**



**PRESENTED BY:**

**JUSTIN HORWITZ, SIOR**

O: 480.425.5518

[justin.horwitz@svn.com](mailto:justin.horwitz@svn.com)

**RICHARD LEWIS JR.**

O: 480.425.5536

[richard.lewis@svn.com](mailto:richard.lewis@svn.com)

**AARON GUTIERREZ**

O: 480.425.5517

[aaron.gutierrez@svn.com](mailto:aaron.gutierrez@svn.com)

**SEAN ALDERMAN**

O: 480.425.5520

[sean.alderman@svn.com](mailto:sean.alderman@svn.com)

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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

<b>SALE PRICE</b>	Unpriced
<b>LEASE RATE</b>	\$20.00 PSF IG
<b>UNIT SIZE</b>	3,422 SF
<b>APN</b>	209-07-123
<b>CLEAR HEIGHT</b>	16'
<b>CEILING HEIGHT</b>	23'
<b>POWER</b>	200a/120v 3 Phase
<b>RATIO</b>	Approx: 30% Office 70 % Warehouse
<b>DRIVE-INS</b>	1 tot./12'w x 12'h
<b>ZONING</b>	A-1
<b>2024 TAXES</b>	\$5,621.72



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## PROPERTY DESCRIPTION



## PROPERTY DESCRIPTION

SVN Desert Commercial Advisors is pleased to present 21620 N 26th Ave #150 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. Unit 150 has 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 nearby retail centers, including Happy Valley Towne Center and Norterra Shopping District, which offer an abundance of dining, shopping, and service options for 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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# INTERIOR PHOTOS

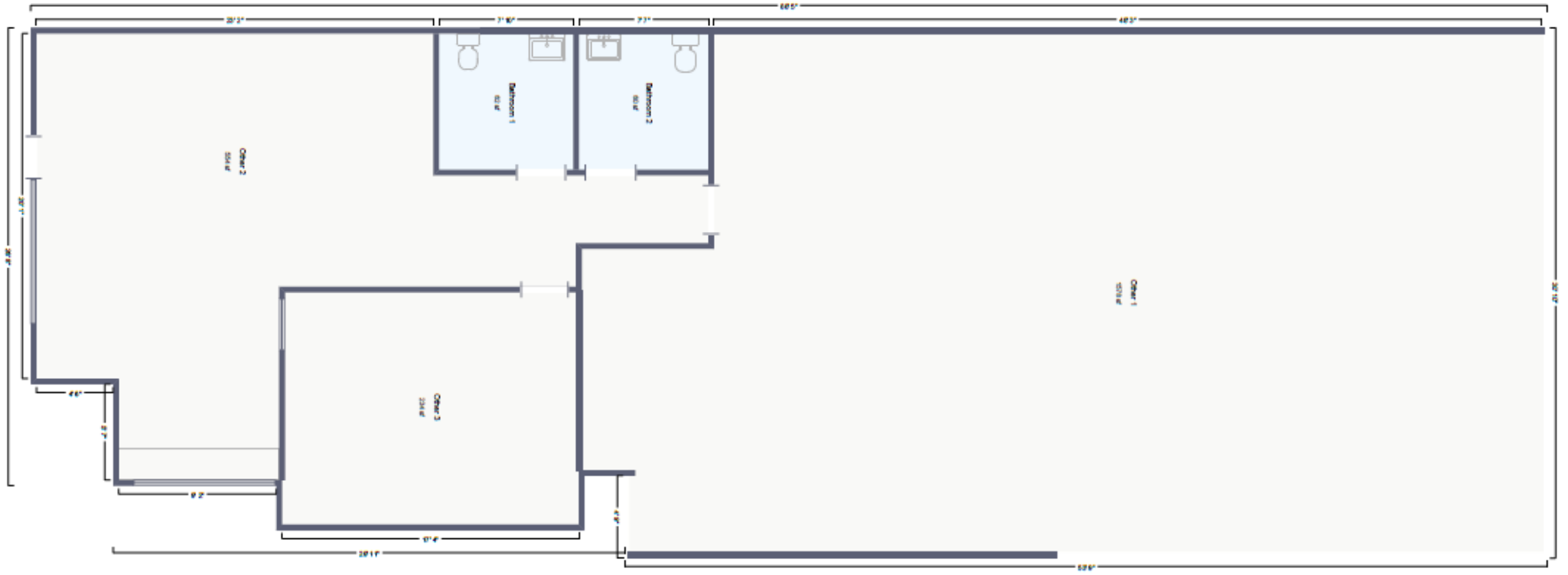


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# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.3 MILES 0.5 MILES 1 MILE

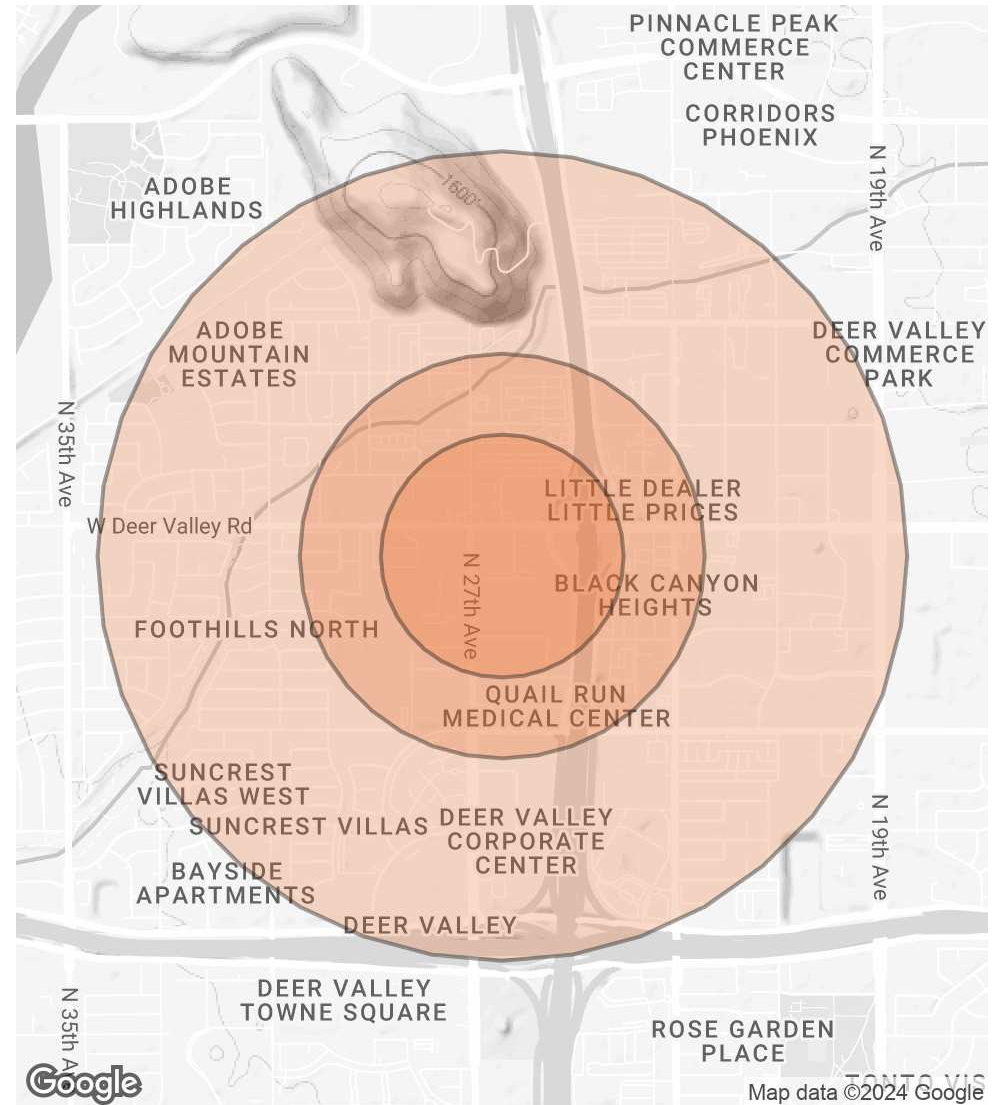
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	747	3,235	11,656
AVERAGE AGE	36	37	37
AVERAGE AGE (MALE)	37	37	37
AVERAGE AGE (FEMALE)	36	38	38

## HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	300	1,421	4,989
# OF PERSONS PER HH	2.5	2.3	2.3
AVERAGE HH INCOME	\$81,292	\$79,662	\$84,522
AVERAGE HOUSE VALUE	\$362,230	\$335,342	\$358,919

\* Demographic data derived from 2020 ACS - US Census



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