

**±15,198 SF WITH YARD AVAILABLE**



**FOR LEASE**  
± 15,198 SF

**21609 N. 12TH AVENUE**  
Phoenix | AZ | 85027

**EXCLUSIVE LISTING TEAM:**

Carter Wilson, SIOR, CCIM  
Senior Vice President  
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Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.



# PROPERTY INFO

21609 N. 12TH AVE.  
Industrial Building | ± 15,198 SF

## Property Features

- **±15,198 SF Industrial Building with Yard**
- Modified Gross Lease Rates
- Common Fenced Yard and Secured Parking
- Signage Available
- Grade Level Loading
- A-1 Zoning
- Close Proximity to I-17 and Loop 101 Freeways
- Previously Granite Fabrication



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AVAILABLE



2.81/1000  
PARKING



16 FT  
CLEAR HEIGHT



47,173  
BUILDING SIZE

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