



# Freestanding Infill Industrial For Sale



## 1926 West North Lane

PHOENIX, AZ 85021

### PRESENTED BY:

#### JONATHAN LEVY

O: 480.425.5538

[jonathan.levy@svn.com](mailto:jonathan.levy@svn.com)

AZ #SA648012000

#### ELIJAH STEPHENS

O: 480.425.5513

[elijah.stephens@svn.com](mailto:elijah.stephens@svn.com)

AZ #SA693314000



## PROPERTY SUMMARY

### 1926 WEST NORTH LANE

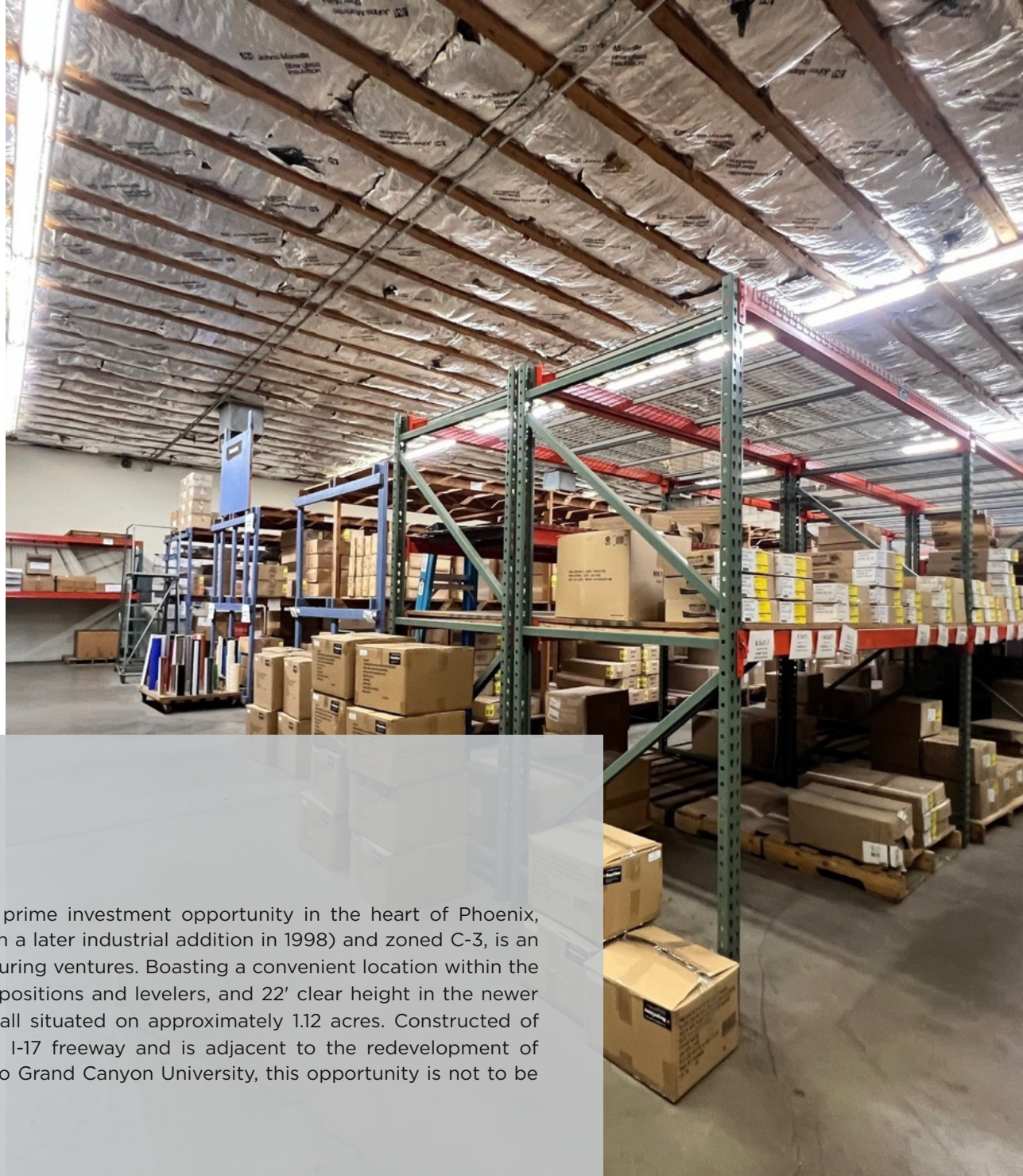
PHOENIX, AZ 85021

#### OFFERING SUMMARY

<b>SALE PRICE:</b>	Call for Pricing
<b>BUILDING SIZE:</b>	±18,400 SF
<b>ZONING:</b>	C-3
<b>LOT SIZE:</b>	1.12 Acres
<b>AVAILABLE:</b>	July 1st, 2026 (TOURS BY APPT ONLY - DO NOT DISTURB TENANT)
<b>2025 PROPERTY TAXES:</b>	\$18,712.64

## PROPERTY SUMMARY

SVN Desert Commercial Advisors is pleased to introduce a prime investment opportunity in the heart of Phoenix, Arizona. This ±18,400 SF industrial property, built in 1976 (with a later industrial addition in 1998) and zoned C-3, is an ideal opportunity for industrial distribution and light manufacturing ventures. Boasting a convenient location within the I-17 corridor, this site features two truckwells with dock high positions and levelers, and 22' clear height in the newer warehouse, and two (2) 12' x 14' grade level drive-in doors, all situated on approximately 1.12 acres. Constructed of sturdy masonry, this property offers seamless access to the I-17 freeway and is adjacent to the redevelopment of Metrocenter Mall. With the added benefit of close proximity to Grand Canyon University, this opportunity is not to be missed.





## PROPERTY HIGHLIGHTS

- ±18,400 SF Infill Industrial Property within I-17 Corridor
- Competitive \$1.25 PSF/MO Modified Gross Lease Rate
- ±75% Warehouse to ±25% Office
- 25 SF Fireproof Steel Safe Located in Office
- Four (4) Total Restrooms w/ One (1) in Warehouse
- 28 Parking Spaces
- ±3,300 SF Secured Fenced Storage (w/ Addl. Parking)
- Close Proximity to I-17 Freeway
- Nearby Metrocenter Mall Redevelopment
- Grand Canyon University Nearby



**GRADE AND DOCK  
LEVEL LOADING**



**±3,300 SF OUTSIDE  
STORAGE**



**IMMEDIATE FREEWAY  
ACCESS**

## BUILDING HIGHLIGHTS

PROPERTY TYPE	Industrial/Distribution
APN	149-10-036A
BUILDING SIZE	18,400 SF
LOT SIZE	1.12 Acres
YEAR BUILT/RENOVATED	1976/2025

Masonry-constructed industrial facility featuring four (4) total restrooms, including one (1) in the warehouse. Warehouse clear heights range from 14'-22', with a ±7,000 SF newer warehouse addition offering 22' clear height. Loading includes two (2) 12' x 14' grade-level drive-in doors (four total roll-up doors) and two (2) dock-high doors with dock levelers and truck well. Fully sprinklered throughout office and warehouse. Compressed air lines available in older warehouse. Recent roof replacements completed approximately one (1) year ago on the older structure and four (4) years ago on the newer building.



- Fully Sprinklered in Office and Warehouse
- Compressed Air Lines in Older Warehouse
- Recent Roof Replacement (1 yr) in Older Structure and (4yr) in Newer Building
- 2 Dock High Doors (+ dock levelers) w/ Truckwell
- Masonry Construction
- Four (4) Total Restrooms w/ One (1) in Warehouse
- 14' - 22' Clear Height in Warehouse (7,000 SF Added Warehouse w/ 22' Clear Height)
- Two 12' x 14' Grade Level Drive In Doors (4 Total Roll Up Doors)
- 3 Ground Level Secured HVAC Units (1 HVAC Unit in Warehouse) - Evap Cooling in Warehouse



**tsmc**  
16 MILES NORTH

**DVT**  
PHOENIX DEER VALLEY AIRPORT  
8 MILES NORTH

**Girls GOLF**  
LPGA \* USGA

**FAMILY DOLLAR**

**CHURCH'S**  
TEXAS CHICKEN

**PING**

**AUTO PROS**  
COLLISION CENTER

1 MILE WEST  
**17**



**W Peoria Ave**

**TACO MICH & BAR**

**boost**  
mobile

**OROWEAT**  
Bread Perfected.

**W North Ln**

**N 19th Ave**



## INTERIOR PHOTOS



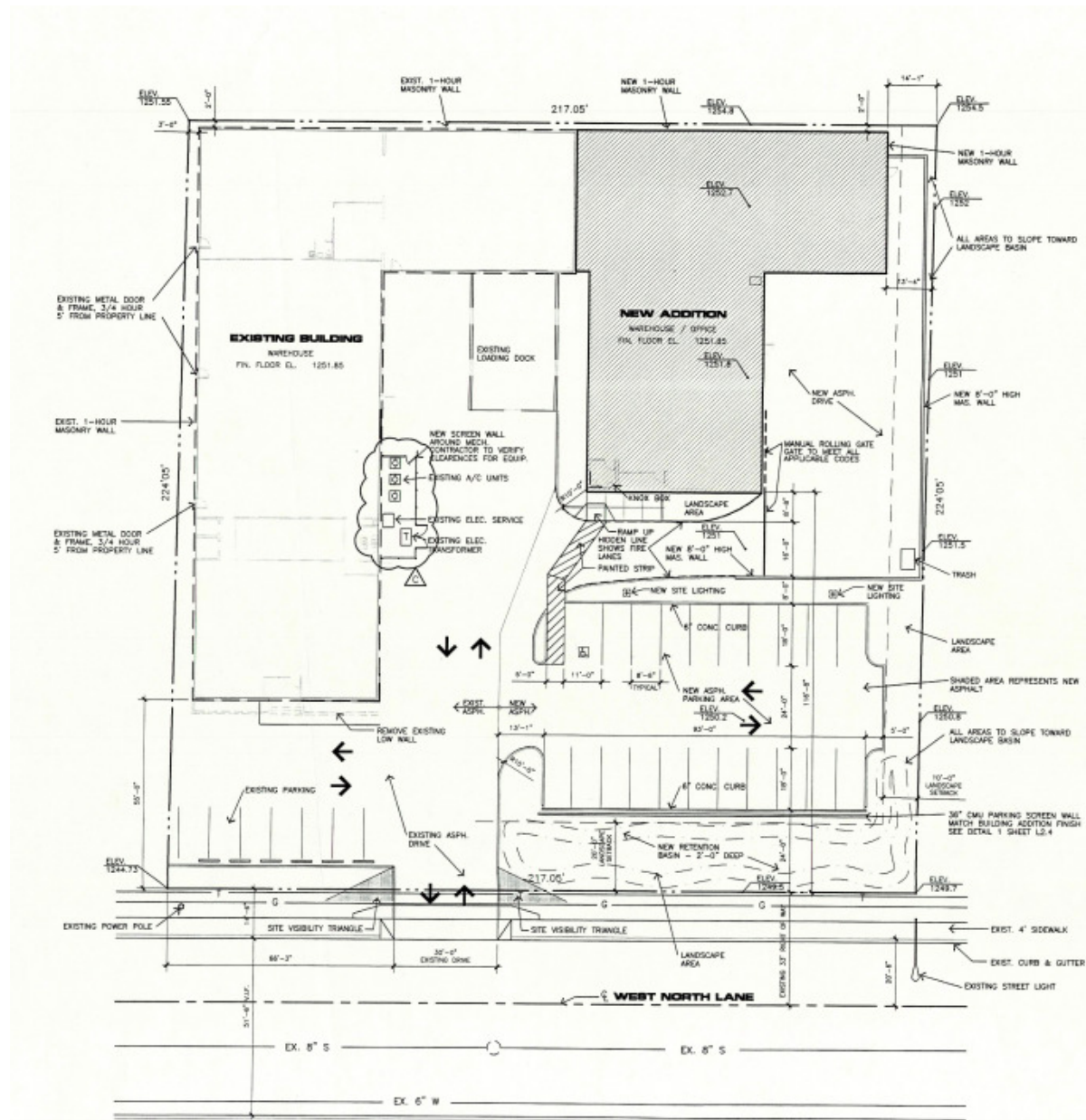


## WAREHOUSE PHOTOS





8 1926 WEST NORTH LANE | PHOENIX, AZ 85021

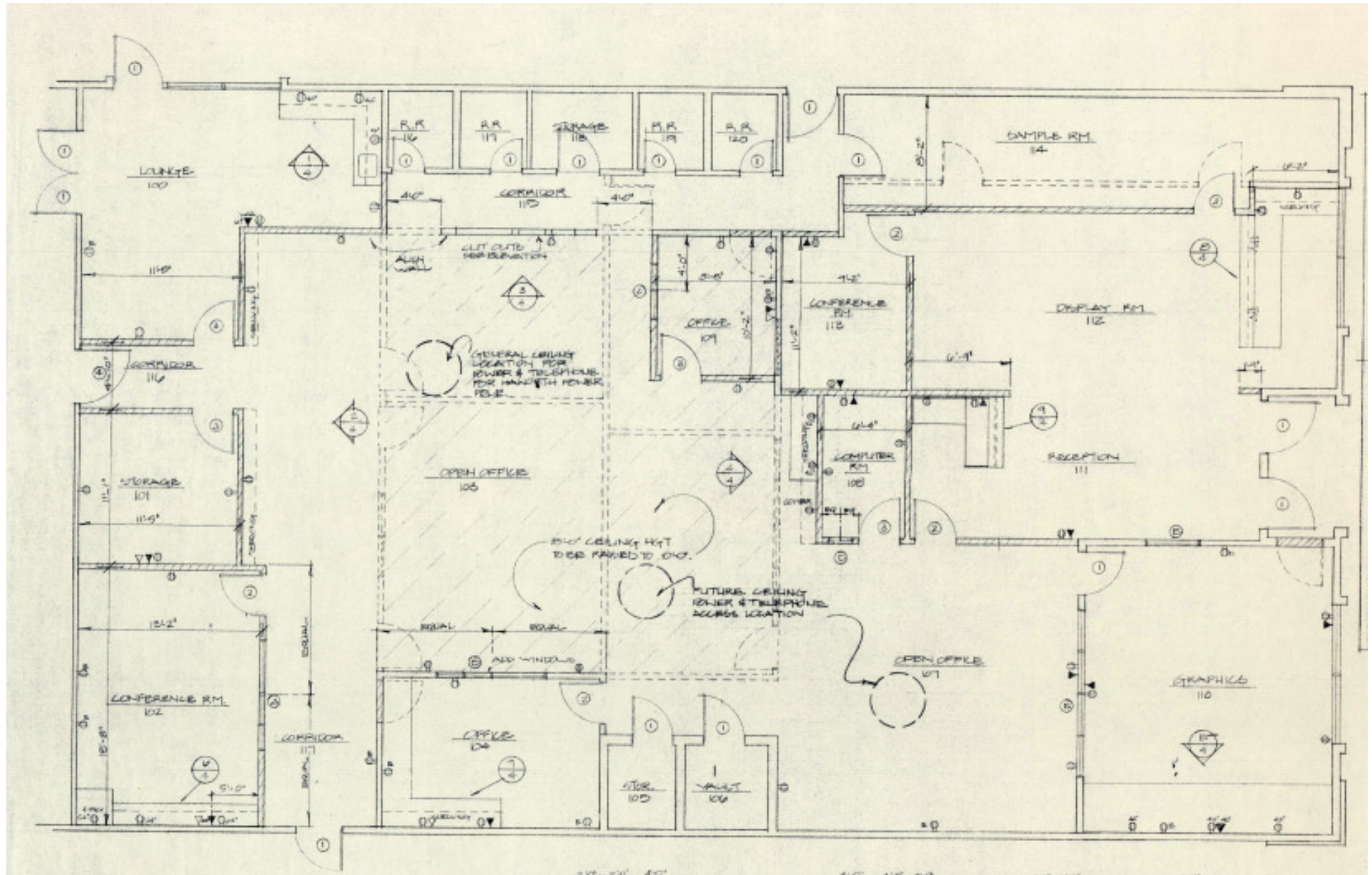








# OFFICE PLAN





## LOCATION DESCRIPTION

The subject property located at 1926 W North Ln in Phoenix's North Mountain neighborhood is a dynamic, well-connected hub, perfectly positioned for commercial real estate ventures targeting accessibility and a skilled workforce. Strategically located just 0.5 miles from the I-17 Freeway, the area offers swift access to downtown Phoenix (8 miles south) and Sky Harbor International Airport (10 miles southeast), enhancing logistics and commuter appeal. Within 2-3 miles, recreational draws like North Mountain Park and Piestewa Peak Recreation Area provide over 50 miles of hiking trails, attracting outdoor enthusiasts, while Dreamy Draw Recreation Area adds serene green space. Higher education thrives nearby, with Grand Canyon University (4 miles west, 33,000+ students) driving innovation and talent, and Arizona State University's Downtown Phoenix Campus (8 miles south) bolstering the area's academic and professional draw. Key employers, such as John C. Lincoln North Mountain Hospital (0.5 miles away) and tech giants like Avnet and ON Semiconductor, anchor a robust economy in healthcare, logistics, and advanced manufacturing, ensuring strong leasing demand and growth potential.



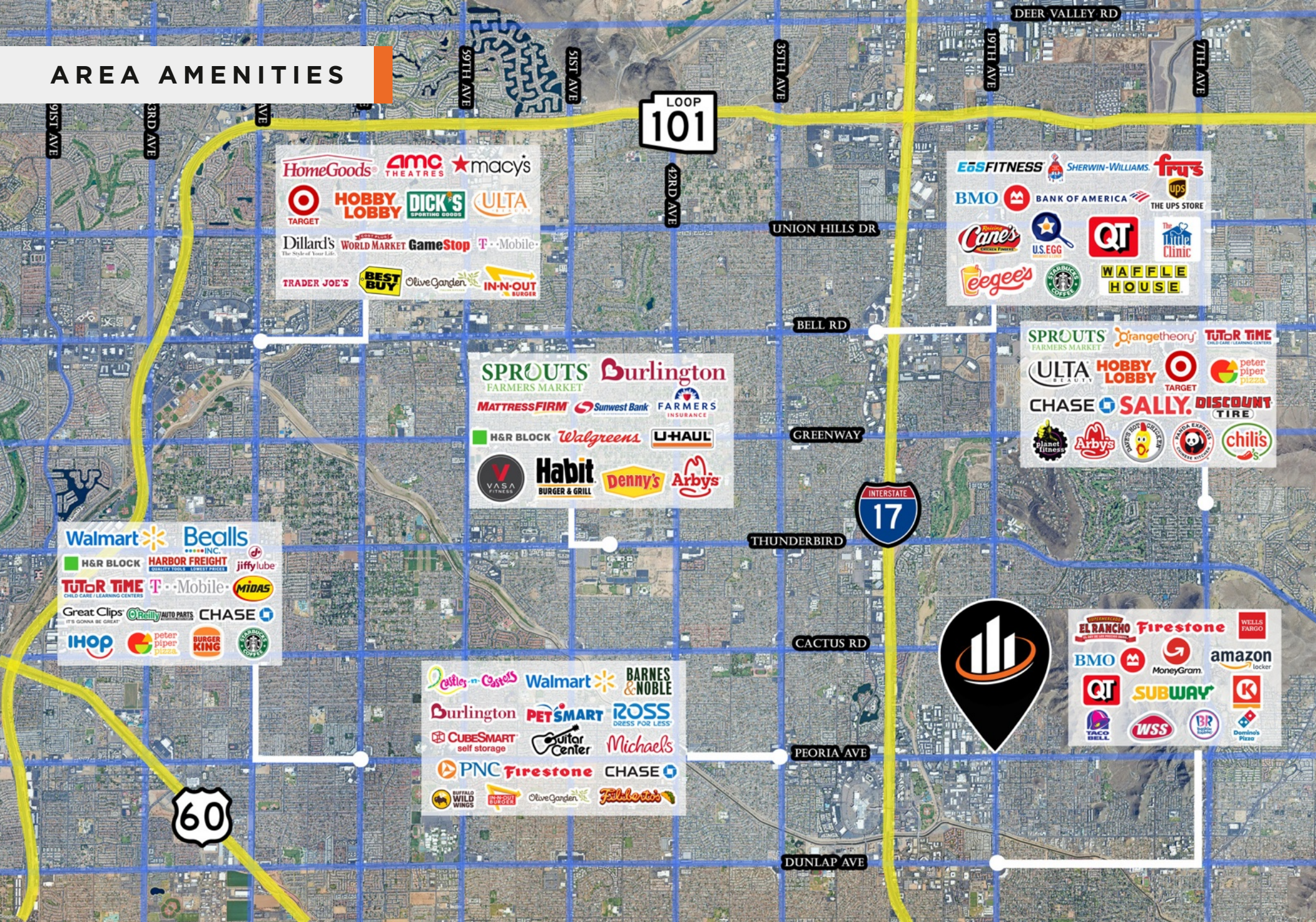


## TRAFFIC COUNTS





# AREA AMENITIES





# CITY OF PHOENIX

Phoenix has been the fastest-growing city for five years in a row. It is home to Sky Harbor International Airport, which has a \$38 billion annual economic impact, South Mountain Park, one of the largest municipal parks in North America, and major league sports teams like the NFL Arizona Cardinals and NBA Phoenix Suns. It is a vibrant place to live, work, and play!



**1.66M+**  
PEOPLE LIVE IN  
PHOENIX, AZ



**5<sup>th</sup>**  
LARGEST CITY IN  
THE U.S.



**42**  
OPPORTUNITY ZONES  
IN 6 UNIQUE  
NEIGHBORHOOD



**4.95M+**  
PEOPLE LIVE IN THE  
GREATER PHOENIX  
METRO AREA



## City of Phoenix

### PHOENIX RANKINGS

**RANKED #8 BEST CITY FOR  
MILLENNIALS TO LIVE IN**

- THE LANGSTON CO., 2019

**FASTEST GROWING CITY IN U.S.**

**5TH YEAR IN A ROW**

- U.S. CENSUS BUREAU, 2020

**NO.7 BEST STARTUP CITY IN AMERICA**

- AZBIGMEDIA, 2022

**#4 SMALL BUSINESS EMPLOYMENT GROWTH**

- PAYCHEX, 2022

**RANKED #7 BEST PERFORMING CITY**

- MILKEN INSTITUTE, 2021

**NO. 10 IN STEM JOB GROWTH**

- RCLCO, 2020



# CITY OF PHOENIX WORKFORCE

Phoenix is the vibrant center of one of the fastest-growing job markets and economies in the United States. The city is emerging in the new economy with strength in high technology, manufacturing, bioscience research, and advanced business services. As a top market for skilled and available workforce, companies are growing in Phoenix because it's not only a thriving business environment but a great place to live.



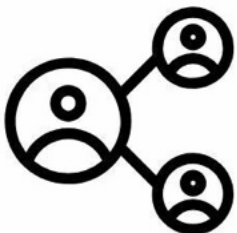
**70%**

OF THE STATE'S  
WORKFORCE POPULATION  
LIVES WITHIN THE  
PHOENIX METRO



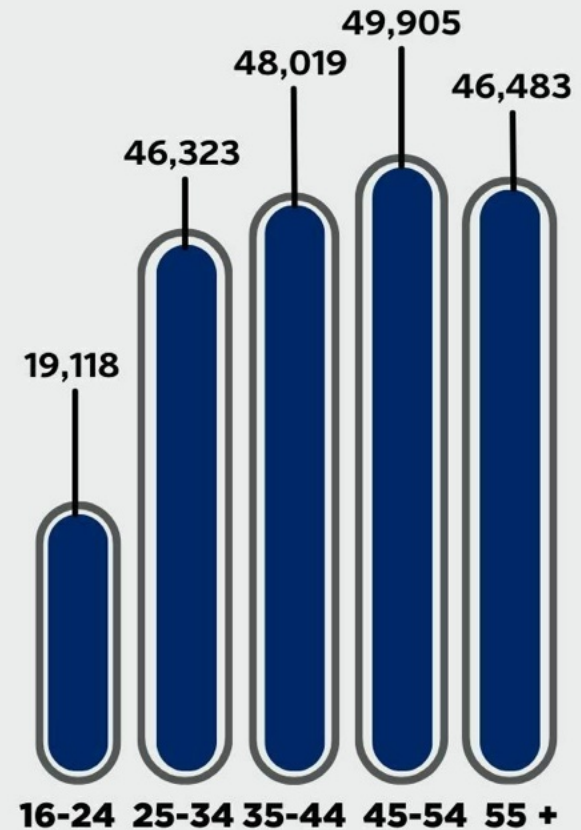
**33**

MEDIAN AGE  
OF POPULATION



**\$85,527**

AVERAGE  
HOUSEHOLD INCOME



AGE OF WORKFORCE



## DISCLAIMER

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## FOR MORE INFORMATION:



### **Jonathan Levy**

Office: 480.425.5538

Cell: 623.556.6420

[jonathan.levy@svn.com](mailto:jonathan.levy@svn.com)



### **Elijah Stephens**

Office: 480.425.5513

Cell: 602.384.4550

[elijah.stephens@svn.com](mailto:elijah.stephens@svn.com)





# Collective Strength, Accelerated Growth

5343 N. 16TH STREET, SUITE  
100  
PHOENIX, AZ 85016



[SVNDESERTCOMMERCIAL.COM](http://SVNDESERTCOMMERCIAL.COM)