

1 EAST DEER VALLEY

PHOENIX AZ, 85024

Suite 208 +/- 4,192 – OPEN OFFICE / MINIMAL BUILDOUT

www.1EastDeerValley.com



COMMERCIAL
INDUSTRIAL
ARIZONA
ADVISORS

WWW.CIA-ADVISORS.COM

IAN P. TURNER, CCIM, MRED

ITURNER@CIA-ADVISORS.COM

602 324 9111

ALL INFORMATION FURNISHED IS FROM SOURCES DEEMED RELIABLE. NO REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND IT IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES, OR WITHDRAWAL WITHOUT NOTICE AND TO ANY SPECIAL LISTINGS CONDITIONS, INCLUDING THE RATE AND MANNER OF PAYMENT OF COMMISSIONS FOR PARTICULAR OFFERINGS IMPOSED BY PRINCIPALS OR AGREED TO BY THE COMPANY, THE TERMS OF WHICH ARE AVAILABLE TO INTERESTED PRINCIPALS OR BROKERS. ALL DIMENSIONS ARE APPROXIMATE. OWNER AND/OR BROKER MAKE NO REPRESENTATIONS EXPRESSED OR IMPLIED AS TO THE ACCURACY OF FLOOR PLAN/SITE PLAN DIMENSIONS.

1 EAST DEER VALLEY

PHOENIX, AZ 85024

www.1EastDeerValley.com

SITE PLAN AND SUITES

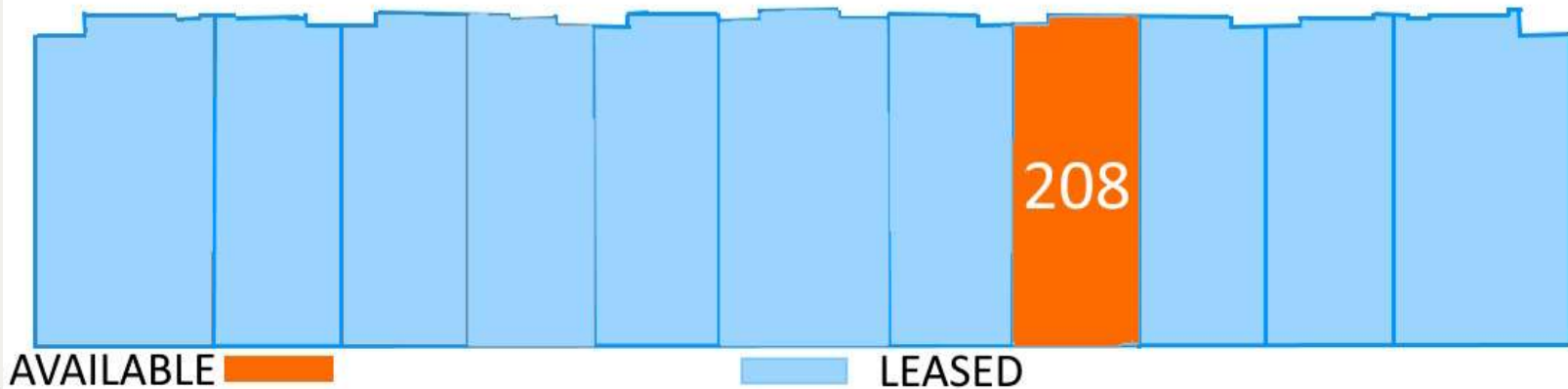
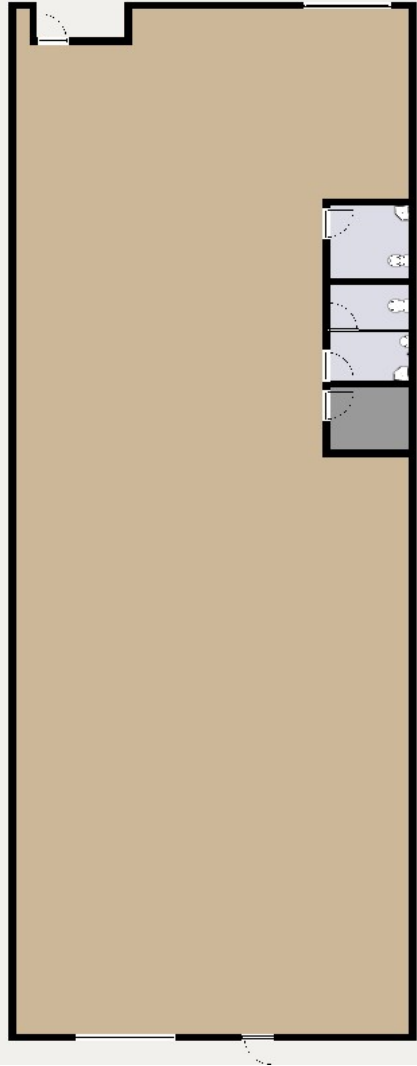
SUITE: #204

SQUARE FEET: +/- 4,192

ASKING RATE: \$2 PSF Modified Industrial Gross.*

TERM: 5 YEARS+

*Landlord takes responsibility and liability for H.V.A.C. & H.V.L.S. fan maintenance and repairs



COMMERCIAL INDUSTRIAL ARIZONA ADVISORS

ALL INFORMATION FURNISHED IS FROM SOURCES DEEMED RELIABLE. NO REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND IT IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES, OR WITHDRAWAL WITHOUT NOTICE AND TO ANY SPECIAL LISTINGS CONDITIONS, INCLUDING THE RATE AND MANNER OF PAYMENT OF COMMISSIONS FOR PARTICULAR OFFERINGS IMPOSED BY PRINCIPALS OR AGREED TO BY THE COMPANY, THE TERMS OF WHICH ARE AVAILABLE TO INTERESTED PRINCIPALS OR BROKERS. ALL DIMENSIONS ARE APPROXIMATE. OWNER AND/OR BROKER MAKE NO REPRESENTATIONS EXPRESSED OR IMPLIED AS TO THE ACCURACY OF FLOOR PLAN/SITE PLAN DIMENSIONS.



1 EAST DEER VALLEY

PHOENIX, AZ 85024

www.1EastDeerValley.com

PROPERTY FEATURES

600 Linear Foot of Deer Valley Frontage

Tenant Signage

20'+ Clear Height

LED lighting

100% Air Conditioning

H.V.L.S. industrial air moving fans

E.S.F.R. Sprinklers

2,000 Amps of 480/3Phase Power to Site

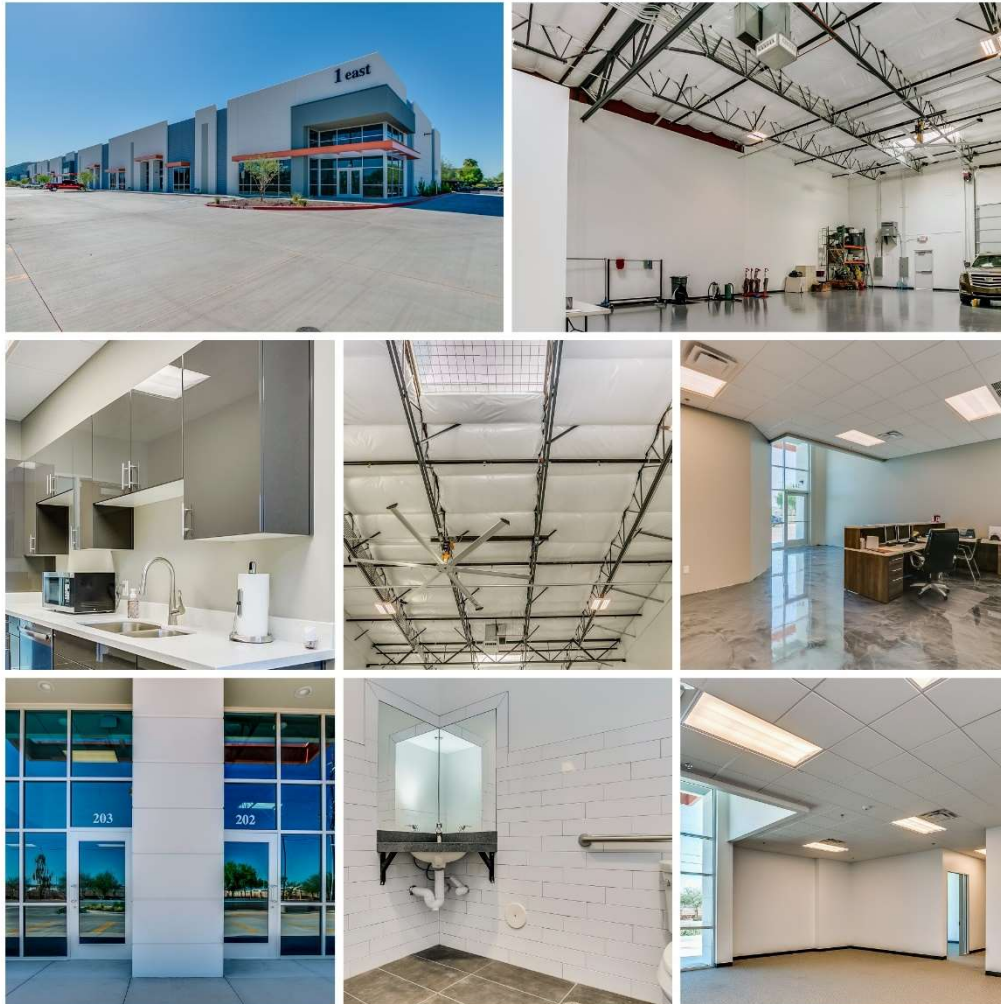
200 Amps Per Bay

14' High X 12' Wide Roll Up Grade Level Doors

Extensive Glass Lines on Frontage

Two 4' X 8' Skylights Per Bay

Natural Gas to Site



COMMERCIAL INDUSTRIAL ARIZONA ADVISORS



ALL INFORMATION FURNISHED IS FROM SOURCES DEEMED RELIABLE. NO REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND IT IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES, OR WITHDRAWAL WITHOUT NOTICE AND TO ANY SPECIAL LISTINGS CONDITIONS, INCLUDING THE RATE AND MANNER OF PAYMENT OF COMMISSIONS FOR PARTICULAR OFFERINGS IMPOSED BY PRINCIPALS OR AGREED TO BY THE COMPANY, THE TERMS OF WHICH ARE AVAILABLE TO INTERESTED PRINCIPALS OR BROKERS. ALL DIMENSIONS ARE APPROXIMATE. OWNER AND/OR BROKER MAKE NO REPRESENTATIONS EXPRESSED OR IMPLIED AS TO THE ACCURACY OF FLOOR PLAN/SITE PLAN DIMENSIONS.

EXECUTIVE SUMMARY

GENERAL	
Building Gross (Assesor)	50,767
Total Site Acre	3.4
Total Site S.F.	148,218
Site Coverage	34.3%
Zoning	A-1 Phoenix
APN	209-11-382
Tenancy	Multi
Suites	11
Parking Per 1,000 S.F.	2.72
Parking Spaces Provide	138

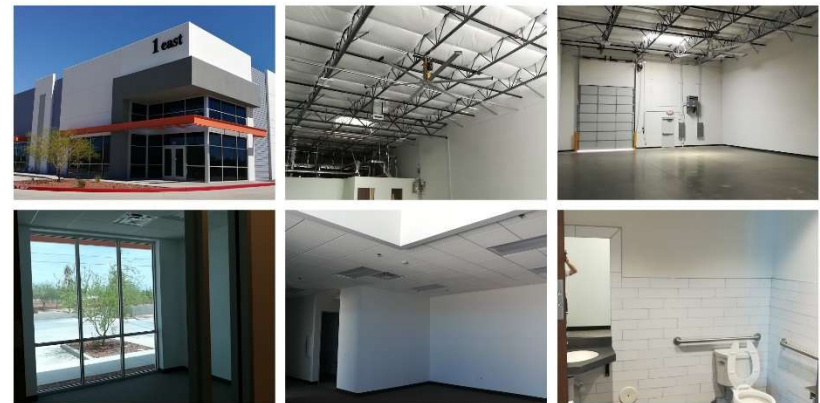
OVERVIEW

The 1 EAST DEER VALLEY building is a premium Flex-Industrial +/- 51,000 Square Foot project located at the intersection of North Central Avenue and Deer Valley Road in the desirable Deer Valley industrial market. The Deer Valley Industrial Sub-Market is strategically situated in Northwest Phoenix and is located at the intersection of I-17 and SR Loop 101. I-17 is the major Interstate Arterial Freeway that runs north/south in Arizona and SR 101 loops the Phoenix-Scottsdale Metropolitan Statistical Area (MSA). The project is located 2.25 miles East of I-17 and 1 mile North of Loop 101. The address of 1 EAST DEER VALLEY is instantly recognizable as the confluence of Deer Valley Road and Central Avenue, and sports over 600 linear feet of exposure frontage along Deer Valley Road.

1 EAST DEER VALLEY

PHOENIX, AZ 85024

www.1EastDeerValley.com



COMMERCIAL INDUSTRIAL ARIZONA ADVISORS

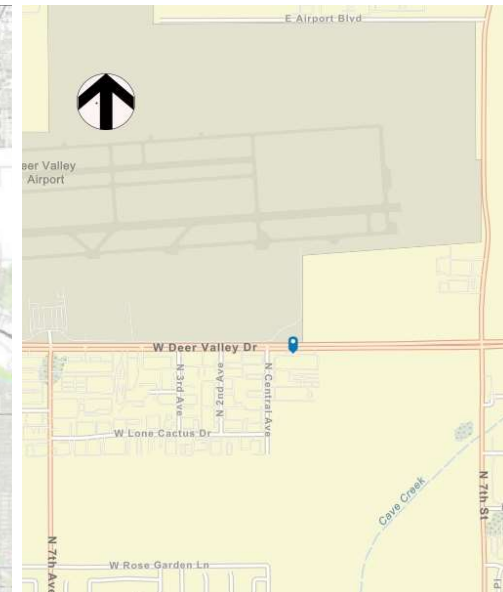
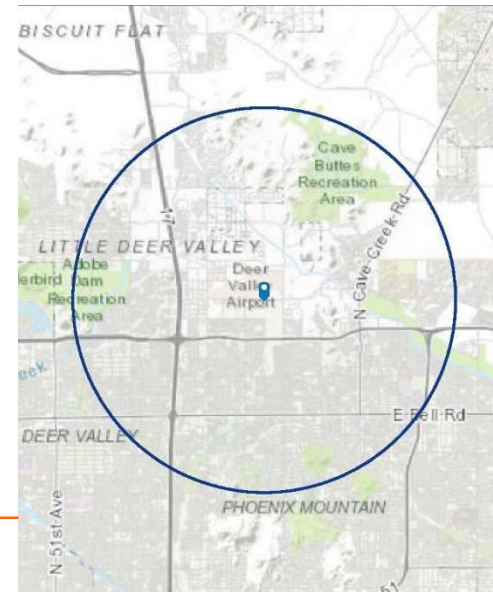
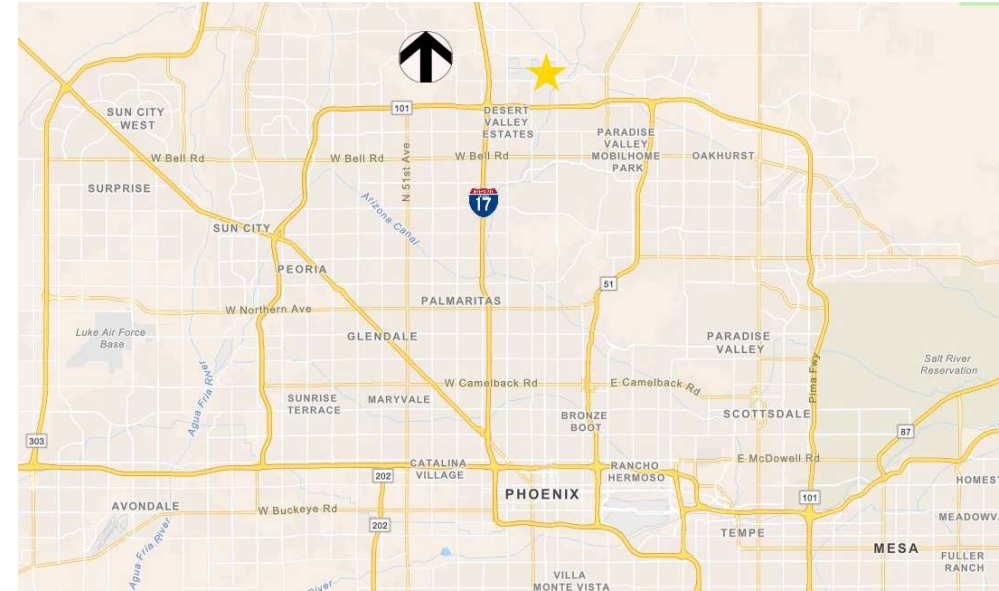
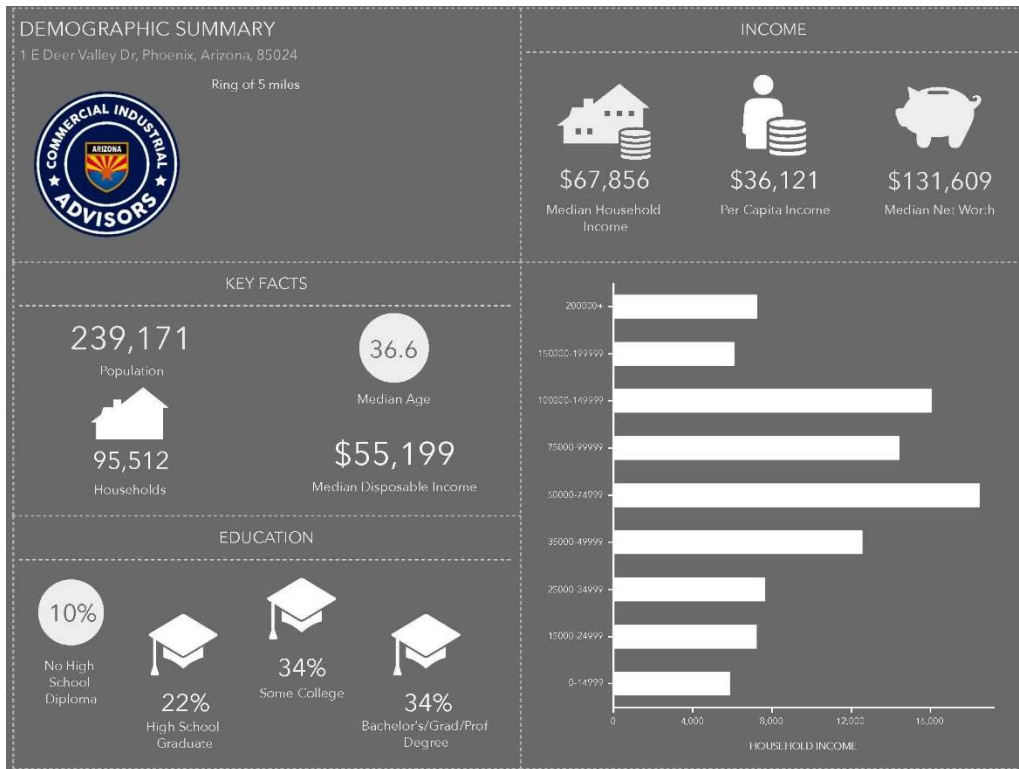
ALL INFORMATION FURNISHED IS FROM SOURCES DEEMED RELIABLE. NO REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND IT IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES, OR WITHDRAWAL WITHOUT NOTICE AND TO ANY SPECIAL LISTINGS CONDITIONS, INCLUDING THE RATE AND MANNER OF PAYMENT OF COMMISSIONS FOR PARTICULAR OFFERINGS IMPOSED BY PRINCIPALS OR AGREED TO BY THE COMPANY, THE TERMS OF WHICH ARE AVAILABLE TO INTERESTED PRINCIPALS OR BROKERS. ALL DIMENSIONS ARE APPROXIMATE. OWNER AND/OR BROKER MAKE NO REPRESENTATIONS EXPRESSED OR IMPLIED AS TO THE ACCURACY OF FLOOR PLAN/SITE PLAN DIMENSIONS.

1 EAST DEER VALLEY

PHOENIX, AZ 85024

www.1EastDeerValley.com

LOCATION & DEMOGRAPHICS



COMMERCIAL INDUSTRIAL ARIZONA ADVISORS

ALL INFORMATION FURNISHED IS FROM SOURCES DEEMED RELIABLE. NO REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND IT IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES, OR WITHDRAWAL WITHOUT NOTICE AND TO ANY SPECIAL LISTINGS CONDITIONS, INCLUDING THE RATE AND MANNER OF PAYMENT OF COMMISSIONS FOR PARTICULAR OFFERINGS IMPOSED BY PRINCIPALS OR AGREED TO BY THE COMPANY, THE TERMS OF WHICH ARE AVAILABLE TO INTERESTED PRINCIPALS OR BROKERS. ALL DIMENSIONS ARE APPROXIMATE. OWNER AND/OR BROKER MAKE NO REPRESENTATIONS EXPRESSED OR IMPLIED AS TO THE ACCURACY OF FLOOR PLAN/SITE PLAN DIMENSIONS.

COMMERCIAL INDUSTRIAL ARIZONA ADVISORS

5227 North 7th Street
Phoenix, AZ 85014



IAN P. TURNER, CCIM, MRED

ITURNER@CIA-ADVISORS.COM

602 324 9111

Ian Turner, CCIM, MRED, specializes in the sale and leasing of Industrial & Office properties at Commercial Industrial Arizona Advisors. Prior to that he was with a National Commercial Brokerage Firm where he was a consistent Top Producer nationally year over year. His approach is that of a Trusted Advisor that guides him throughout his Real Estate practice. It begins with a simple question, “How can I add value to the client?” Once this goal is established, Ian is able to utilize his combined experience of over 20 years in the construction, development, brokerage and valuation of real estate to produce results. Ian does this through applying his tenacity, attention to detail, and his ability to communicate effectively.

Ian is a passionate lifelong learner. He combined his love of learning and love of real estate when he received his Masters in Real Estate Development (MRED) from Arizona State University in 2008. He completed his B.S. in Business and Project Management at the University of Phoenix prior to that in 2007. Mr. Turner received his Arizona real estate broker’s license in 2008 and completed his C.C.I.M. designation in 2017. He has held an Arizona General Contractors license and is a graduate of the Union Carpenter’s Apprenticeship program in New York City.

As a consultant and principal, Ian has been involved in acquisitions, due diligence, financial feasibility, site selection, and valuation and construction management.

WWW.CIA-ADVISORS.COM

