

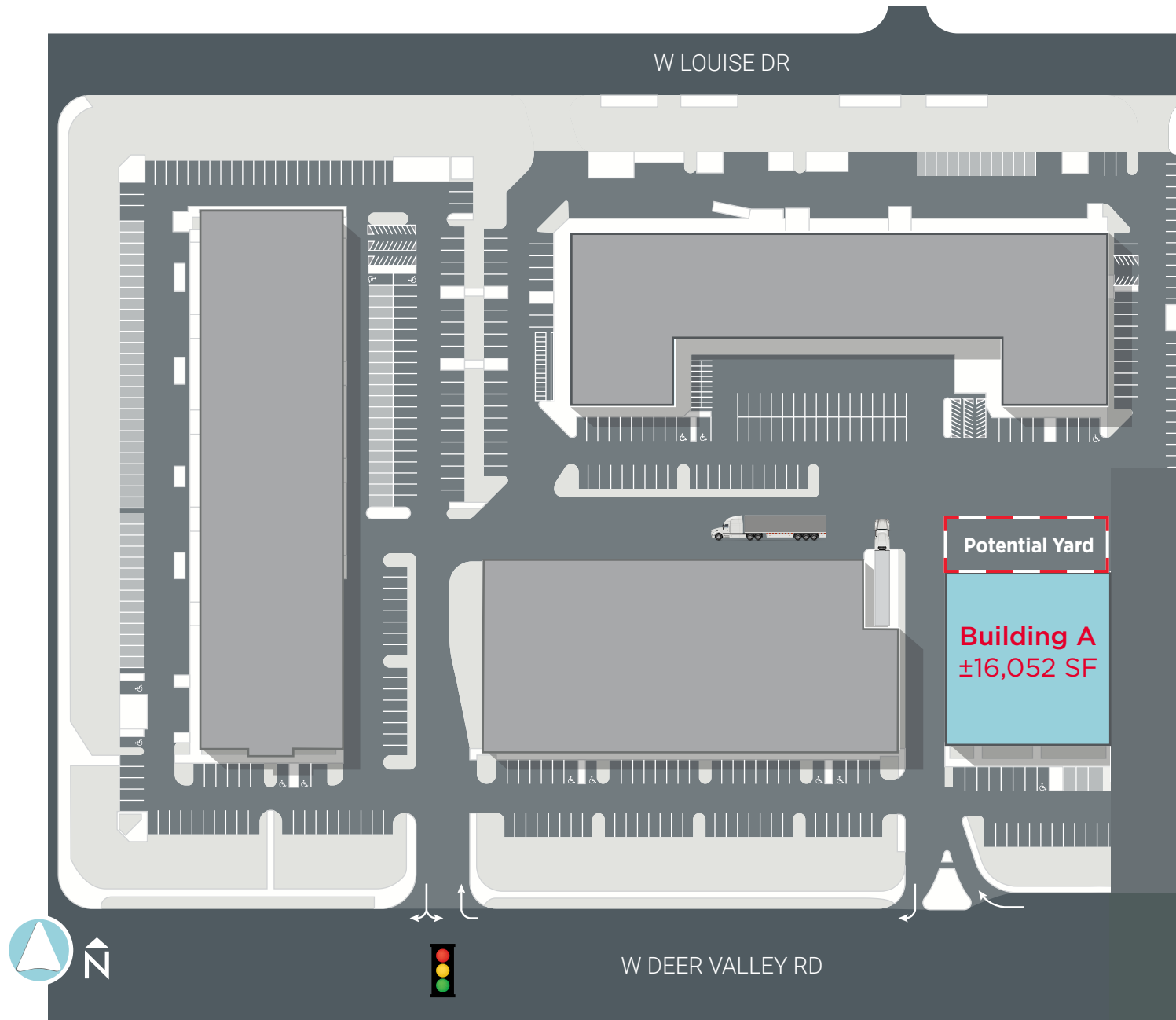
FOR SALE OR LEASE
DEER VALLEY TECHNOLOGY PARK

2844 WEST DEER VALLEY ROAD



**RARE ±16,052 SQUARE FOOT
FREESTANDING
INDUSTRIAL BUILDING**

PROPERTY SITE PLAN



BUILDING A

SIZE	±16,052 SF
PARCEL (APN)	206-04-073A
SITE AREA	±0.93 acres (40,688 square feet)
ZONING	CP/GCP
CLEAR HEIGHT	±12 feet
LOADING	Two (2) Grade level Door (10'x12')
YEAR BUILT	1983 (Reno 2024)
COOLING	100% air conditioned
OFFICE BUILDOUT	±1,800 SF
POWER	800 Amps 120/208 Volt, 3-Phase
PARKING RATIO/ SPACES	±2.2 spaces per 1,000 SF 36 parking spaces
LEASE RATE	\$1.40 NNN
SALE PRICE	\$4,414,300 (\$275 PSF)

2024 RENOVATIONS

- Spec Office
- Interior/Exterior Paint
- LED Lighting
- Insulation
- Grade Level Doors
- Asphalt





LOCAL AMENITIES


HAPPY VALLEY TOWNE CENTER

Harkins Walmart Orangetheory BevMo!
ULTA WORLD MARKET Staples BARNES & NOBLE LOWE'S
TJ-MAXX HomeGoods DICK'S SPORTING GOODS petco Starbucks
BEST BUY SEPHORA ME Meow Mix Olive Garden Carice O'Brien's
Red Robin BUFFALO WILD WINGS Panera elevate
SUPERCUTS TEXAS COLD STONE

HOMewood SUITES by Hilton Hampton Inn & Suites by Hilton
DRURY INN & SUITES FARMERS INSURANCE
CHUBB Amica

dv
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