



**FOR SALE**

## Deer Valley Business Center 2

1745 W. DEER VALLEY RD #132/134

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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# PROPERTY SUMMARY

## OFFERING SUMMARY

<b>SALE PRICE</b>	\$2,051,910
<b>BUILDING SIZE</b>	6,514 SF
<b>PRICE/SF</b>	\$315 PSF
<b>APN</b>	209-25-070
<b>ZONING</b>	A-1
<b>PARKING</b>	20 Reserved Spots
<b>DRIVE-INS</b>	1 tot./12' w 14'h
<b>CLEAR HEIGHT</b>	18'
<b>ROLL UP DOOR</b>	14'x14'
<b>CAMS</b>	\$992/month
<b>2024 PROPERTY TAXES</b>	\$4,364.17



## PROPERTY DESCRIPTION



### PROPERTY DESCRIPTION

SVN Desert Commercial Advisors is proud to present 1745 W Deer Valley Rd Units 132 and 134 for sale. These well-maintained units offer a combined total of 6,514 square feet. Unit 134 is 3,714 SF of industrial/flex space, while 132 is 2,800 SF, in prime grey-shell condition with an insulated build-out. Both spaces combined offer two roll-up doors with an 18' clear height. This property is zoned A-1 to offer a variety of industrial uses.

### LOCATION DESCRIPTION

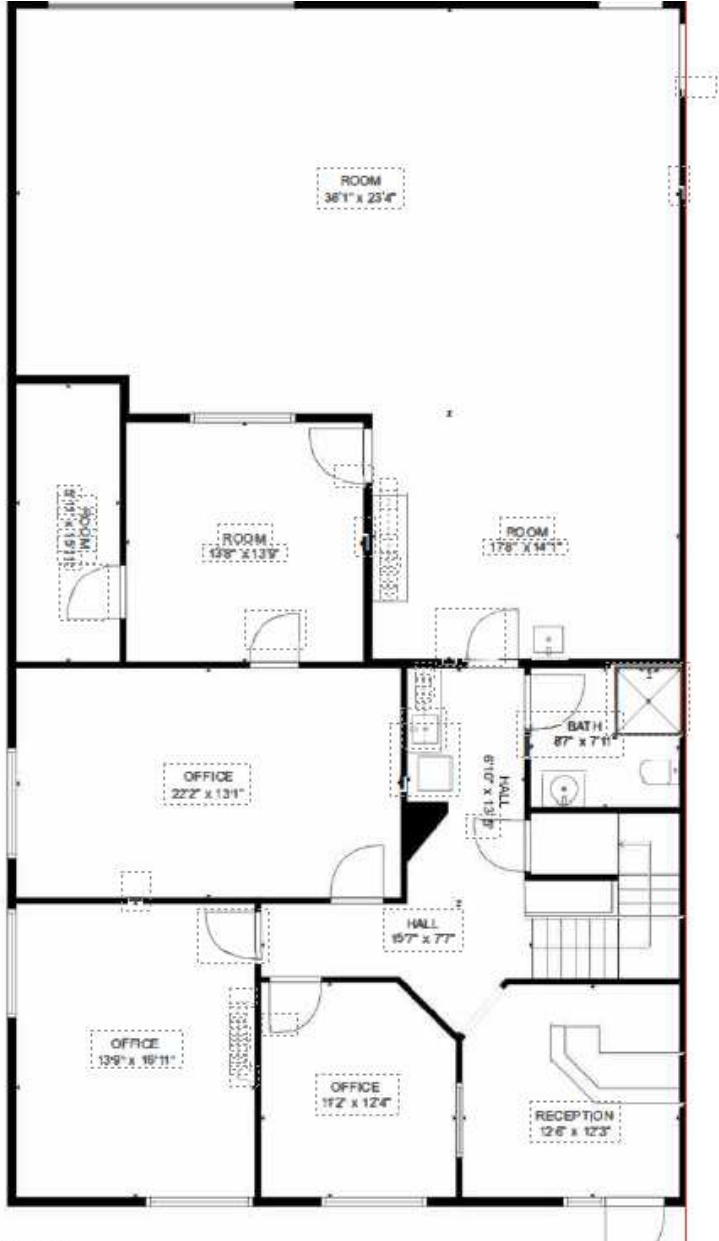
The subject is ideally situated east of the I-17 off Pinnacle Peak Rd within the highly sought-after Deer Valley Airpark submarket. The unit is located just off W Deer Valley Rd and is in immediate proximity to Deer Valley Airport in Phoenix, AZ. This location provides convenient access to the I-17 Fwy and Loop-101 and is in close proximity to a number of retail shopping centers and amenities. The convenient freeway access creates reasonable drive times across the entire Phoenix metropolitan area.



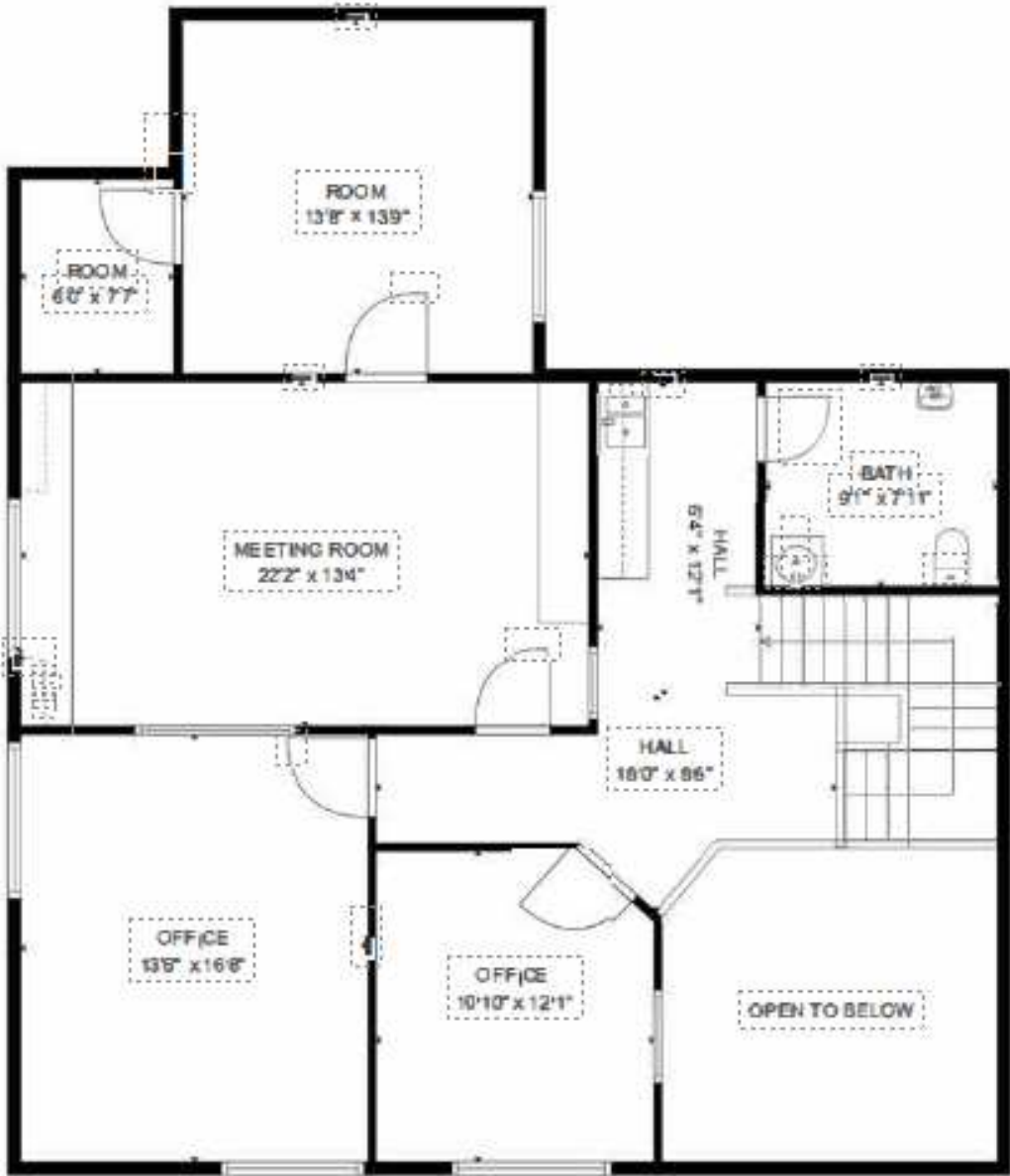
**UNIT 134 PHOTOS**



FIRST LEVEL FLOORPLAN



# SECOND LEVEL FLOORPLAN





# RETAILER MAP







5343 N. 16th Street, Suite 100 Phoenix, AZ 85016  
480.425.5518 [www.svndesertcommercial.com](http://www.svndesertcommercial.com)