

Deer Valley Airport Hangar Facility

FOR SALE

22644 N 17TH AVENUE | PHOENIX, AZ 85027



LEV ROSE
COMMERCIAL REAL ESTATE

TCN
COMMERCIAL REAL ESTATE SERVICES

PROPERTY OVERVIEW

Address	<u>22644 N 17th Avenue</u> <u>Phoenix, AZ 85027</u>
Sale Price	\$13,000,000 (\$494.39/SF)
Building Size	±26,295 SF
Lot Size	±1.64 AC (±71,424 SF)
Year Built	2022
Parking	18 Spaces
Parcel Number	209-02-082
Zoning	IND.PK, City of Phoenix <u>(View Zoning Details)</u>

PROPERTY HIGHLIGHTS

- » A Perfect Combination of Impeccable Finishes and Meticulously Crafted Design Creating an Extremely Rare Luxury Hangar Facility
- » Equipped with a 15,000-Gallon Underground Jet A Fuel Farm
- » Flexibility for an Owner/User to Utilize the Hangar/Office Space they Desire & Monetize the Balance
- » Evaporative-Cooled Hangars Inclusive Of Large Industrial Fans
- » Taxiway Access Point can Accommodate Aircrafts With Wingspans up to 80'
- » State-of-the-Art Lounge, Dedicated Pilot Area, & Premium Class A Office



HANGAR SPECS

HANGAR 1:

±4,229 SF
Door Width: 60'0"
Clear Height: 17'11"

HANGAR 2:

±14,938 SF
Door Width: 100'0"
Clear Height: 24'2"

HANGAR 3:

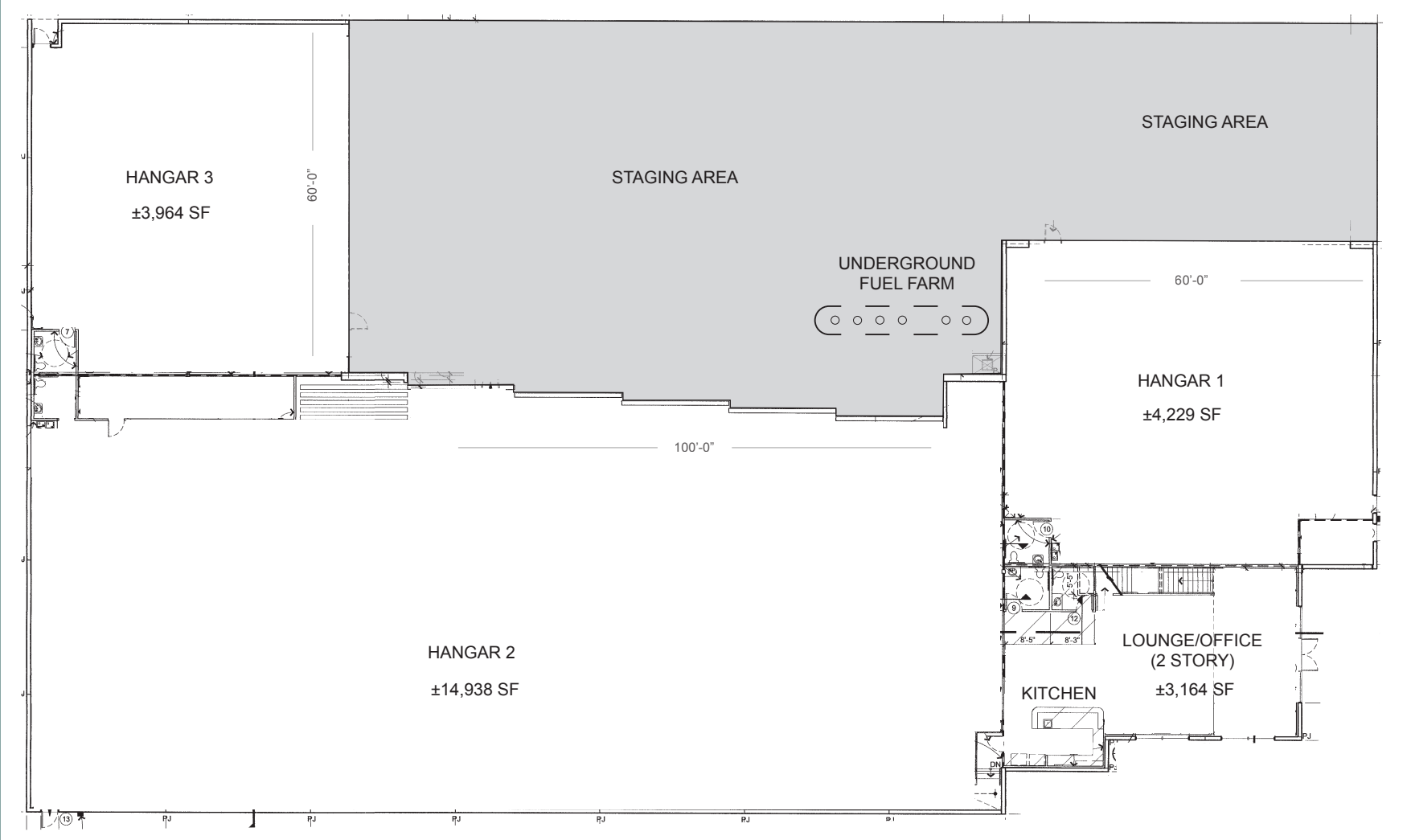
±3,964 SF
Door Width: 60'0"
Clear Height :17'11"





BUILDING PLAN

 VIEW VIRTUAL TOUR









DRIVE TIMES

15

Minutes To
TSMC

20

Minutes To
Scottsdale Airport

25

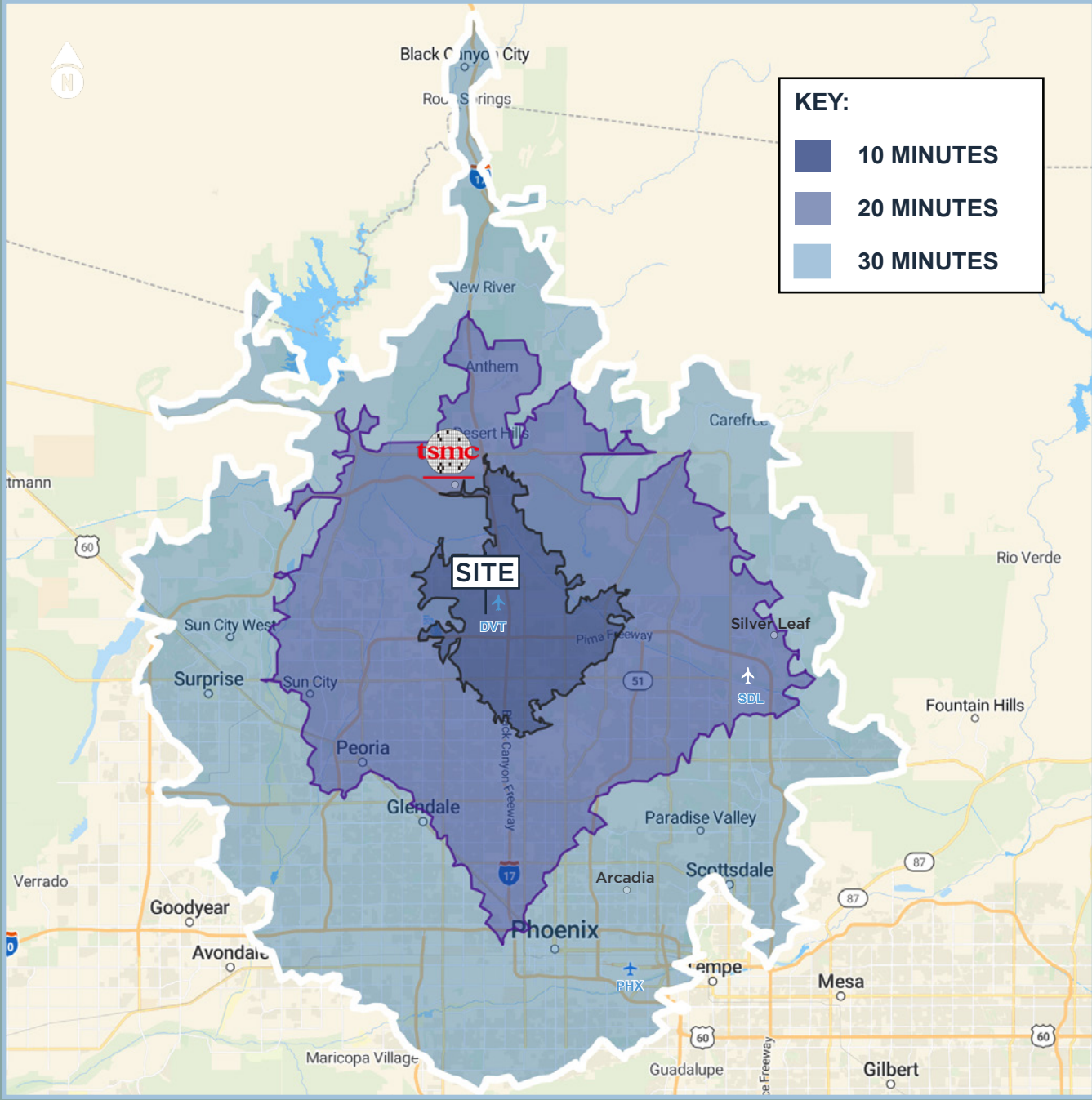
Minutes To
Silverleaf

28

Minutes To
Paradise Valley

30

Minutes To
Arcadia



AERIAL OVERVIEW



PHOENIX DEER VALLEY AIRPORT

TAXIWAY





ELEVATE
BY PFI

22844

STAGING AREA

TAXIWAY

AIRPORT OVERVIEW



▶ Deer Valley Airport in Phoenix, Arizona, is a vital hub for general aviation and a key player in local economic growth. Home to numerous national and regional corporations, along with many small to medium-sized businesses, it employs thousands. Its convenient freeway access ensures excellent connectivity.



▶ Nearby amenities enhance the desirability of the area, with a variety of retail and office spaces, residential units, and dining options available. The surrounding region has seen significant development, attracting investors and developers who recognize the potential for continued growth and prosperity.



▶ Deer Valley Airport, with its facilities and services, plays a crucial role in supporting both business and leisure aviation. Its strategic location, just north of Downtown Phoenix, further cements its status as a vital economic engine for the region, comparable to other major economic centers in the Southwest.



▶ The demographic profile around Deer Valley Airport is notably strong, characterized by a well-educated and affluent population. Within a three-mile radius, a significant portion of residents hold bachelor's degrees or higher, and the average household income is notably high. This demographic base supports a vibrant workforce, contributing to the overall economic vitality of the area.

DEER VALLEY AIRPORT (DVT)



▶ With a single runway stretching over 8,000 feet, Deer Valley Airport is a standout among the nation's general aviation facilities, catering to both business and leisure travelers. Its substantial runway allows for efficient operations and accommodates a diverse range of aircraft, making it a preferred choice for corporate jets and private planes alike. Located just north of Paradise Valley is strategically positioned to serve the region's bustling business and economic activities. Its proximity to major freeways ensures seamless connectivity, enhancing its role as a critical hub for both local and visiting businesses.





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