

LAST INDUSTRIAL LOT FOR LEASE

21815 N 16th St, Phoenix, AZ 85024



MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

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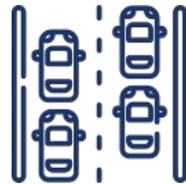
PROJECT SCOPE

- **Asking Rate**
 - \$4,000/Month
- **Lot Size**
 - ±14,390 SF (Not Including Driveway)
- **Features**
 - New Milled Asphalt, Pending Electrical Service, & Potential Storage Container

POPULATION	1 MILE	3 MILE	5 MILE
Current Year Estimate	9,331	103,613	312,945
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
Current Year Estimate	3,076	38,499	110,467
INCOME	1 MILE	3 MILE	5 MILE
Average Household Income	\$41,413	\$66,546	\$73,933

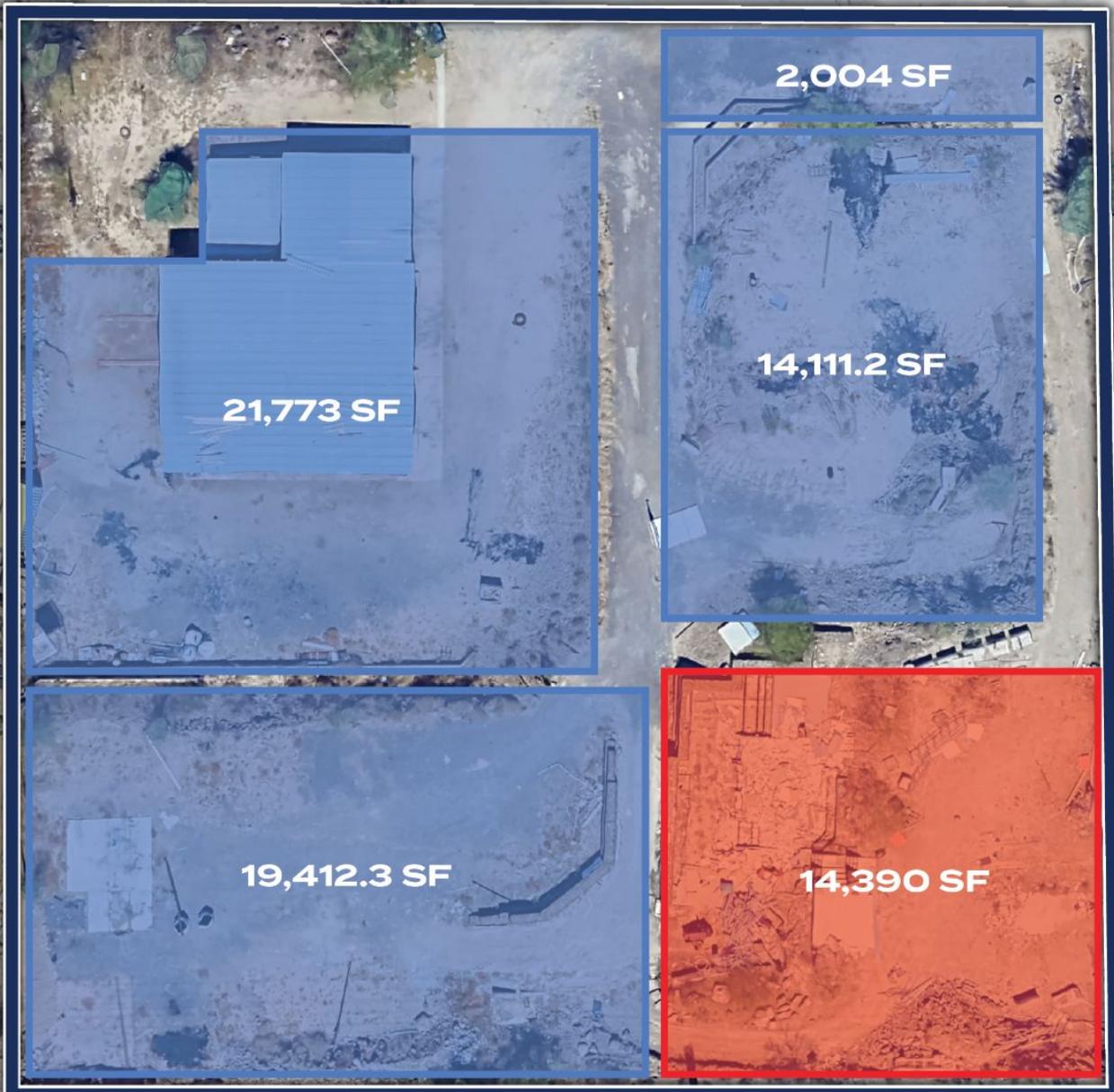


A-1, Phoenix
ZONING



±22,300 VPD
 (E Deer Valley Rd)

N 16TH ST



OCCUPIED 
FOR LEASE 



N CAVE CREEK RD ± 35,800 VPD

TurfHub
ABC
 Supply Co. Inc.
uis



EWING
 OUTDOOR SUPPLY

FedEx
 Ground

GLOBAL
 SOUTHWEST GAS ELECTRONIC RECYCLING
 PREMIER COPPER PRODUCTS
SUNVEK **AXON**



PHOENIX DEER VALLEY AIRPORT

E DEER VALLEY RD ± 22,300 VPD

SUBJECT PROPERTY

Valvoline **BIG TIRES**
S&A
 Saunders & Associates

DOSE
 MOVING & STORAGE
SpaWorks
 Spa Parts And Service Center

State Wide 24 HRS
ALL CITY TOWING
 A Division of All City Towing LLC

UNIVERSAL GLASS

FERGUSON
TITAN LED
 LIGHTING SOLUTIONS

ExtraSpace Storage

101

± 176,700 VPD

CUBESMART
 self storage

N 19TH AVE ± 25,800 VPD

Sigler

Honeywell

DOWNTOWN PHOENIX
 ± 21.7 MILES AWAY

COSTCO
 WHOLESALE

PV Schools





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Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.