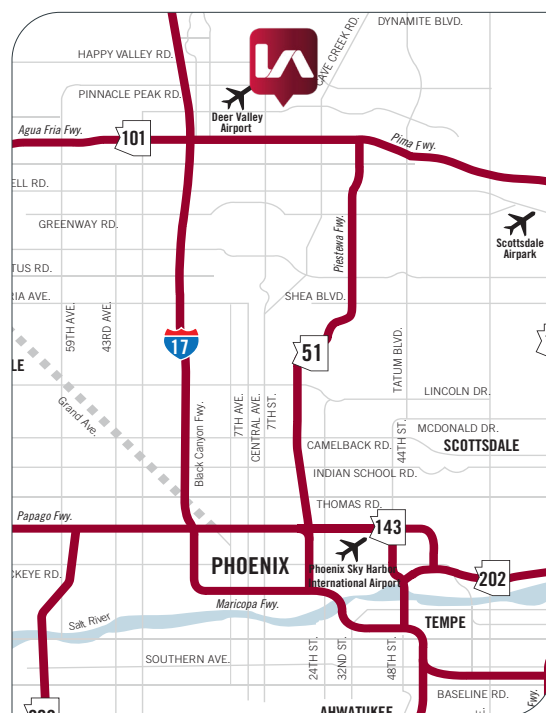


1638 E DEER VALLEY DRIVE
PHOENIX, AZ 85024



PROPERTY OVERVIEW

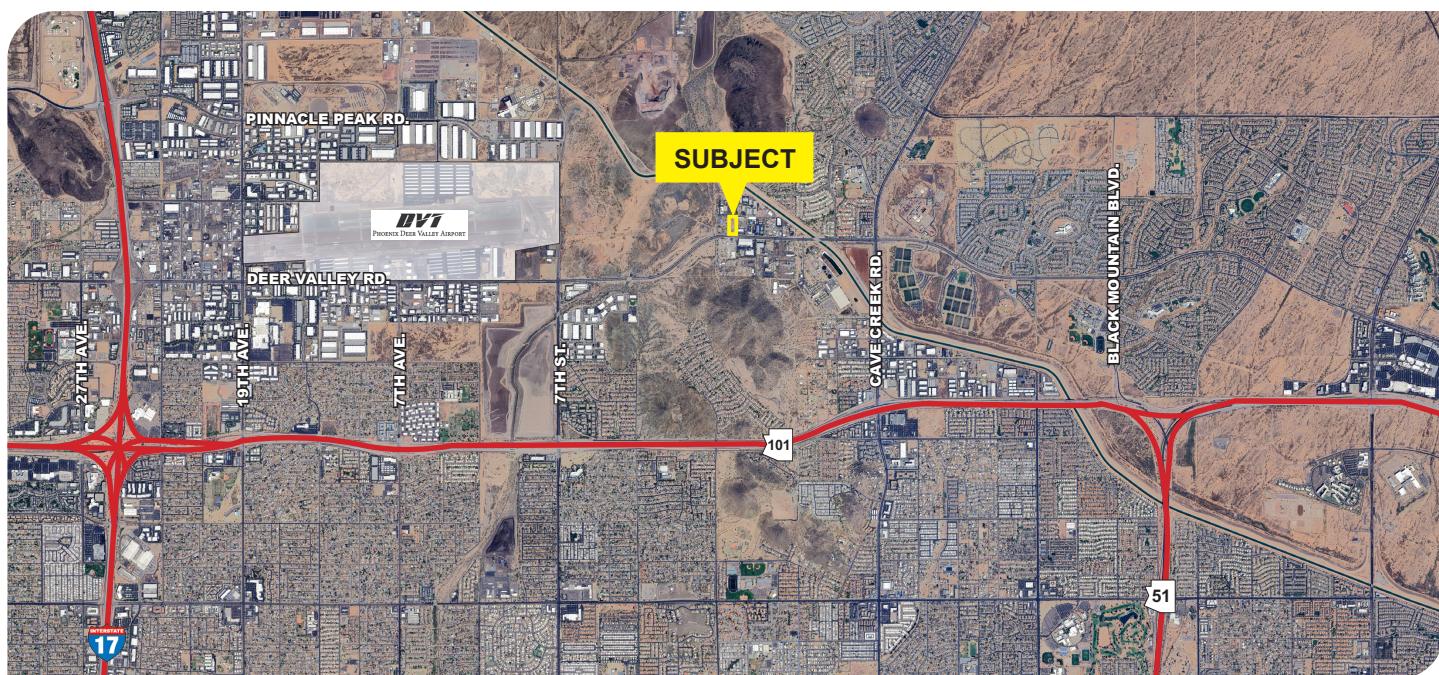
SITE IMPROVEMENTS:	±3,000 SF
LOT SIZE:	±3.35 Acres
APN:	213-32-004A
ZONING:	A-1
LOT DIMENSIONS:	607' x 245'
FEATURES:	Frontage on Deer Valley Dual Points of Ingress/ Egress Ability to Add Scales 2 Miles from Full Diamond Interchange at Cave Creek & Loop 101
AVAILABLE:	Q4 2025
MASTER LEASE:	Through May 2028
SUBLEASE RATE:	\$24,000/mo Gross



Pete Batschelet, SIOR
pbatschelet@leeazona.com
D 602.912.3522

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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