

Auto-Ready Warehouse With Yard, Lifts & Paint Booth
921-931 N DYSART RD, SUITE D | AVONDALE, AZ 85323

FOR LEASE



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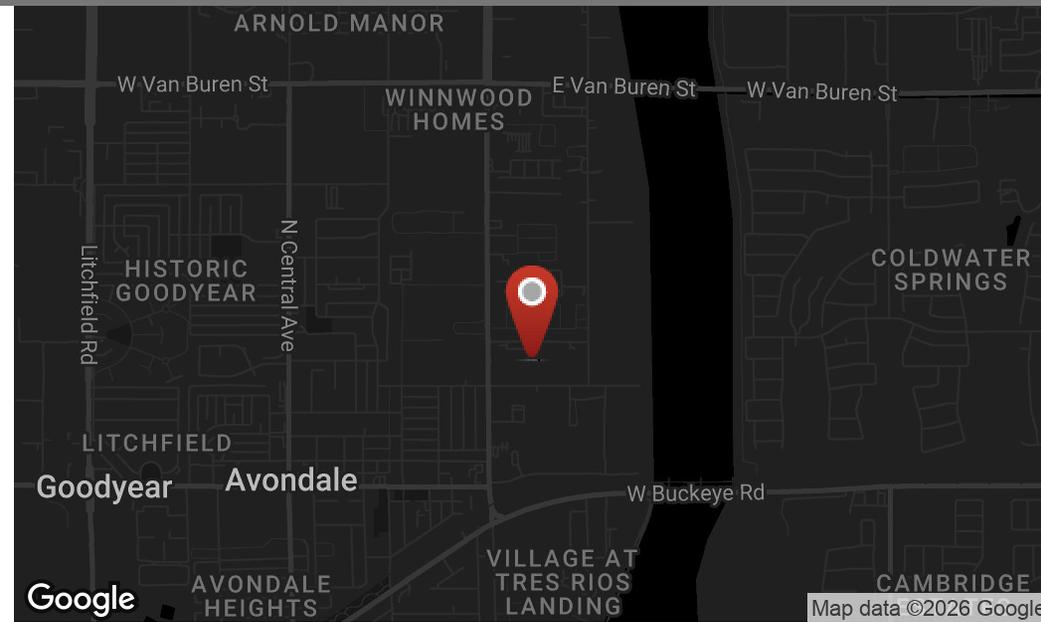
R.O.I. Properties
3333 E Camelback Rd., Ste 252
Phoenix, AZ 85018
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921 - 931 NORTH DYSART ROAD, AVONDALE, AZ 85323

±2,800 SF WAREHOUSE + ±4,700 SF YARD/CANOPY - EQUIPMENT INCLUDED

FOR LEASE



OFFERING SUMMARY

Lease Rate:	\$6,750 per month (Full Service - All Utilities Included)
Building Size:	2,800 SF
Yard/Canopy:	±4,700 SF Covered Canopy
APN:	500-23-007-D 500-23-006
Lot Size:	.50 AC (Shared)
Zoning:	C-2

PROPERTY OVERVIEW

Suite D at 921–931 N Dysart Rd offers a rare combination of 2,800 SF of functional auto-ready warehouse paired with a massive ±4,700 SF secured yard and covered canopy work area. The suite includes a freshly updated showroom/office section (±800 SF), a deep warehouse bay with a roll-up door (±2,000 SF), and automotive lifts and a paint booth included with the space.

Located directly on Dysart Rd with excellent visibility and easy access to I-10, the property is ideal for automotive users, contractor operations, equipment storage, detailing, repair, and similar service-based businesses.

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KEY FEATURES & AUTO-USER ADVANTAGES

FOR LEASE



WAREHOUSE + OFFICE

- ±2,800 SF functional auto-ready warehouse suite
- ±2,000 SF warehouse bay with roll-up door
- ±800 SF renovated office/showroom with multiple private rooms; two bathrooms
- 12' Clear Height
- Two 12' x 12' Roll-up Doors
- Updated interior finishes throughout

YARD + CANOPY

- ±4,700 SF secured yard with gated access
- Large covered canopy work area ideal for shade, repair, and storage
- Fully fenced perimeter
- Ideal for auto repair, body work, detailing, trades, fleet users, and equipment storage

AUTO - USE FEATURES (TURNKEY)

- Automotive lifts included
- Paint booth available at tenant's discretion
- Grandfathered auto sales use under C-2 zoning

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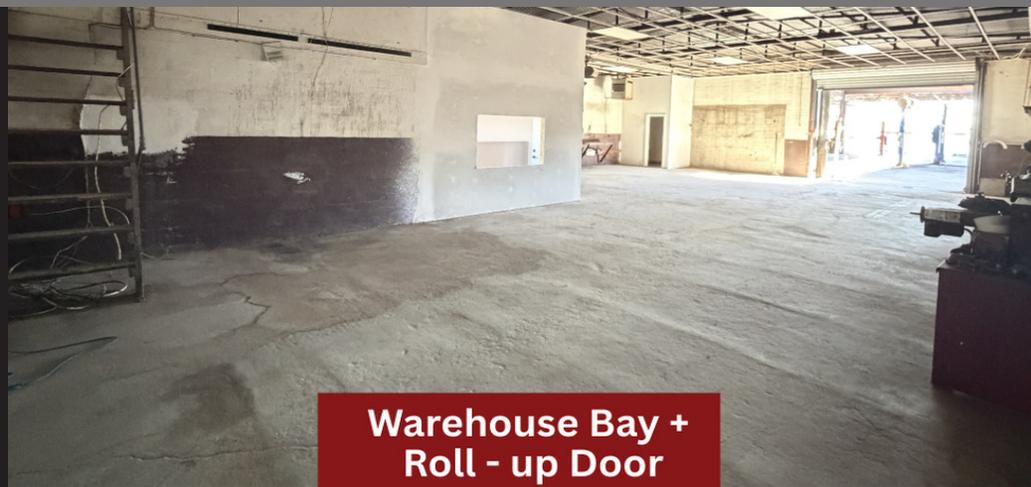
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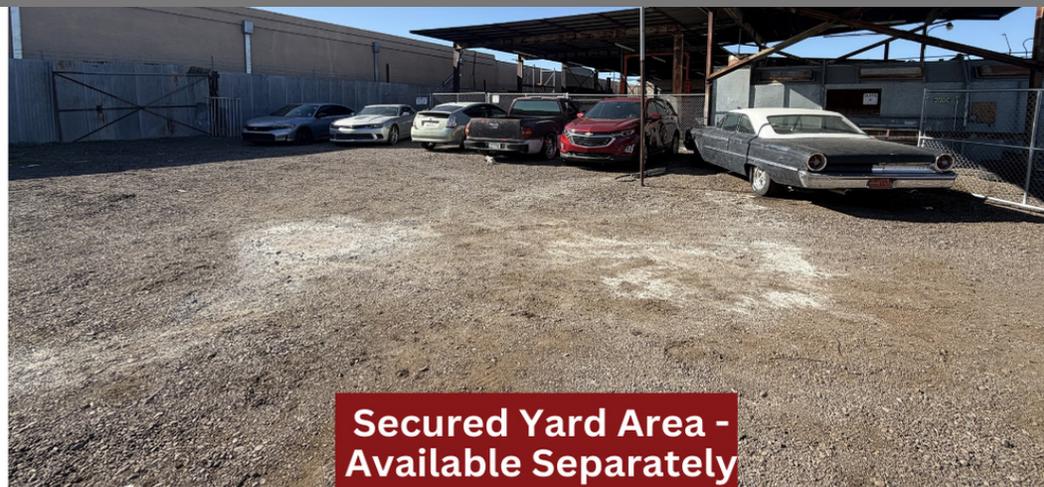
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PROPERTY PHOTOS — WAREHOUSE, YARD & OFFICE

FOR LEASE



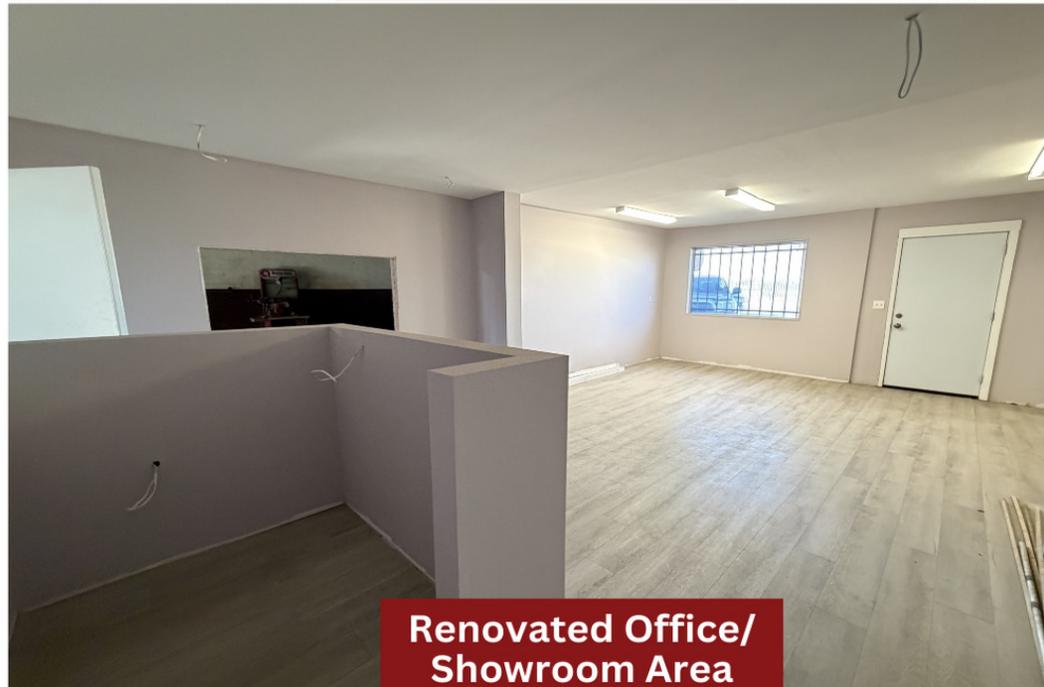
**Warehouse Bay +
Roll - up Door**



**Secured Yard Area -
Available Separately**



**Covered
Work Canopy**



**Renovated Office/
Showroom Area**

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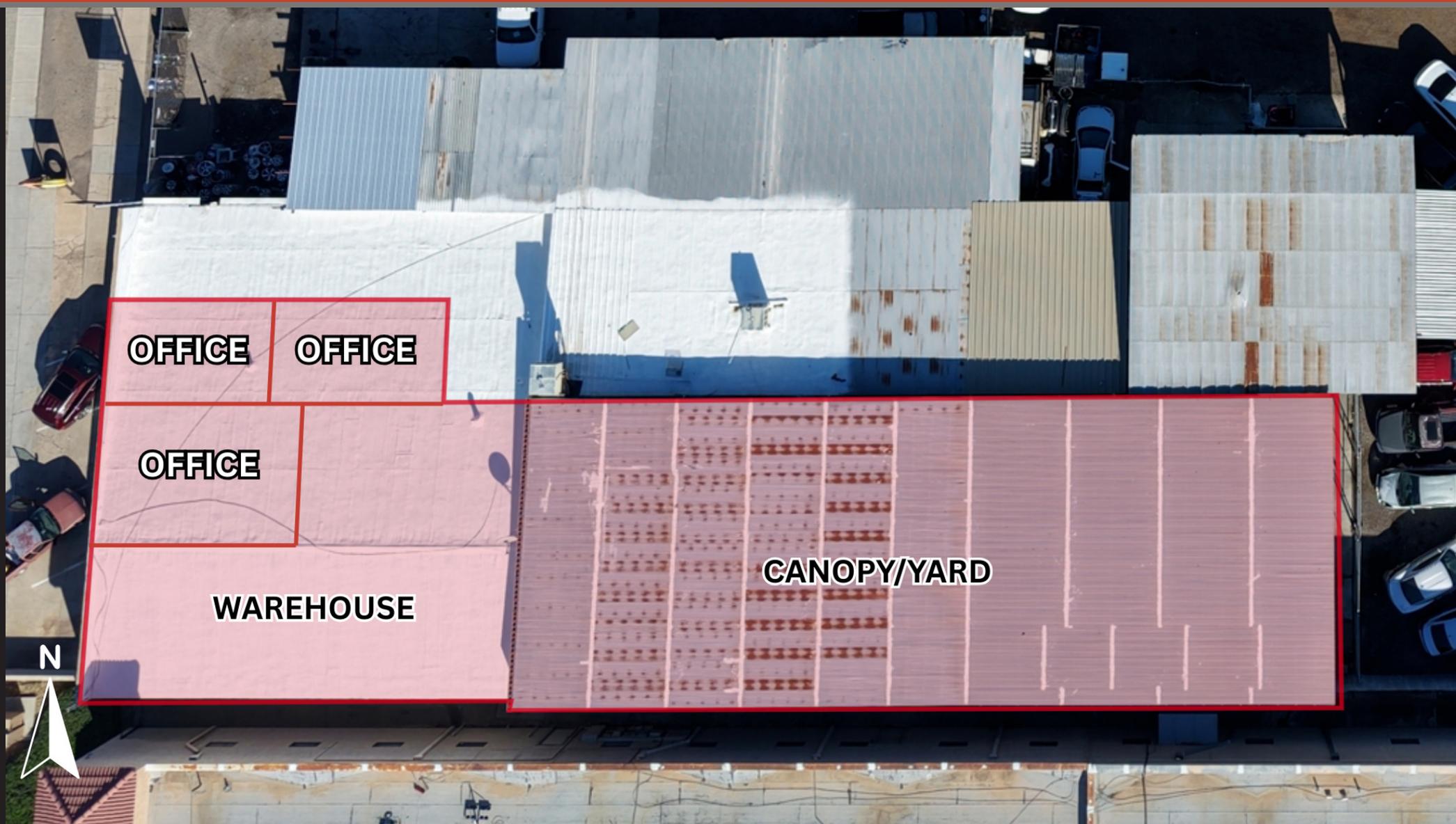
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FUNCTIONAL LAYOUT — OFFICES, WAREHOUSE, SECURED YARD & COVERED CANOPY

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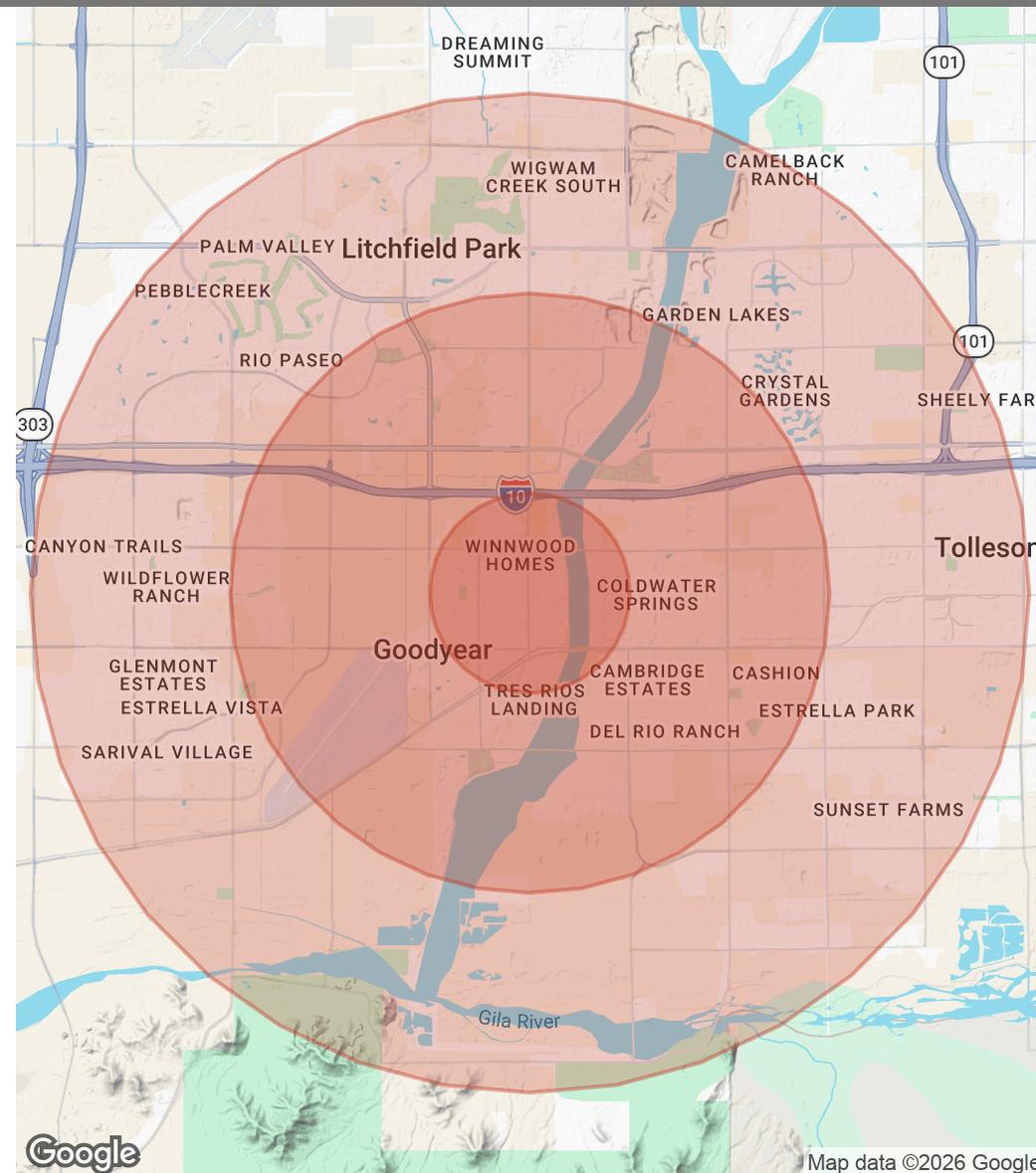


DEMOGRAPHICS — STRONG, GROWING TRADE AREA

FOR LEASE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,422	86,029	197,821
Average Age	34	35	36
Average Age (Male)	33	34	35
Average Age (Female)	35	35	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,865	26,892	63,424
# of Persons per HH	3.2	3.2	3.1
Average HH Income	\$71,556	\$98,493	\$108,711
Average House Value	\$300,473	\$376,538	\$419,278



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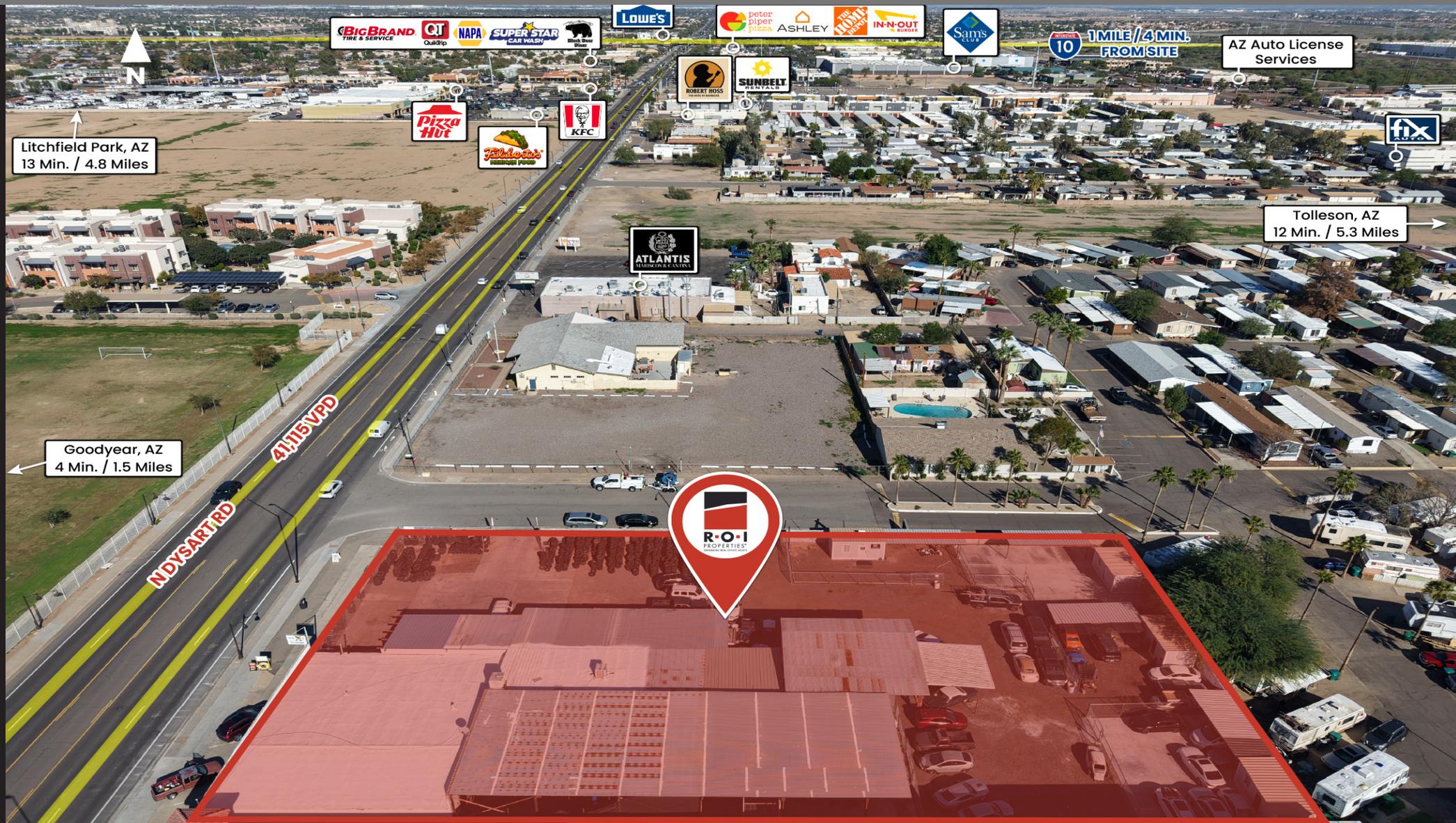
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AREA AMENITIES — HIGH VISIBILITY ON DYSART RD

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