



# Freestanding Infill Industrial for Lease



**1926 West North Lane**

PHOENIX, AZ 85021

## PROPERTY SUMMARY

### 1926 WEST NORTH LANE

PHOENIX, AZ 85021

#### OFFERING SUMMARY

LEASE RATE:	\$15.00 SF/yr (MG)
BUILDING SIZE:	±18,400 SF
ZONING:	C-3
LOT SIZE:	1.12 Acres
AVAILABLE:	July 1st, 2026 (TOURS BY APPT ONLY - DO NOT DISTURB TENANT)
TENANT RESPONSIBILITIES:	Rent + Electricity

#### PROPERTY SUMMARY

SVN Desert Commercial Advisors is pleased to introduce a prime investment opportunity in the heart of Phoenix, Arizona. This ±18,400 SF industrial property, built in 1976 (with a later industrial addition in 1998) and zoned C-3, is an ideal opportunity for industrial distribution and light manufacturing ventures. Boasting a convenient location within the I-17 corridor, this site features two truckwells with dock high positions and levelers, and 22' clear height in the newer warehouse, and two (2) 12' x 14' grade level drive-in doors, all situated on approximately 1.12 acres. Constructed of sturdy masonry, this property offers seamless access to the I-17 freeway and is adjacent to the redevelopment of Metrocenter Mall. With the added benefit of close proximity to Grand Canyon University, this opportunity is not to be missed.

## PROPERTY HIGHLIGHTS

- ±18,400 SF Infill Industrial Property within I-17 Corridor
- Competitive \$1.25 PSF/MO Modified Gross Lease Rate<sup>3</sup>
- ±75% Warehouse to ±25% Office
- 25 SF Fireproof Steel Safe Located in Office
- Four (4) Total Restrooms w/ One (1) in Warehouse
- 28 Parking Spaces
- ±3,300 SF Secured Fenced Storage (w/ Addl. Parking)
- Close Proximity to I-17 Freeway
- Nearby Metrocenter Mall Redevelopment
- Grand Canyon University Nearby



**GRADE AND DOCK  
LEVEL LOADING**



**±3,300 SF OUTSIDE  
STORAGE**



**IMMEDIATE FREEWAY  
ACCESS**

## BUILDING HIGHLIGHTS



Masonry-constructed industrial facility featuring four (4) total restrooms, including one (1) in the warehouse. Warehouse clear heights range from 14'-22', with a ±7,000 SF newer warehouse addition offering 22' clear height. Loading includes two (2) 12' x 14' grade-level drive-in doors (four total roll-up doors) and two (2) dock-high doors with dock levelers and truck well. Fully sprinklered throughout office and warehouse. Compressed air lines available in older warehouse. Recent roof replacements completed approximately one (1) year ago on the older structure and four (4) years ago on the newer building.



- Fully Sprinklered in Office and Warehouse
- Compressed Air Lines in Older Warehouse
- Recent Roof Replacement (1 yr) in Older Structure and (4yr) in Newer Building
- 2 Dock High Doors (+ dock levelers) w/ Truckwell
- Masonry Construction
- Four (4) Total Restrooms w/ One (1) in Warehouse
- 14' - 22' Clear Height in Warehouse (7,000 SF Added Warehouse w/ 22' Clear Height)
- Two 12' x 14' Grade Level Drive In Doors (4 Total Roll Up Doors)
- 3 Secured Ground Level HVAC Units (1 HVAC Unit in Warehouse) - Evap Cooling in Warehouse



## 16 MILES NORTH



PHOENIX DEER VALLEY AIRPORT  
8 MILES NORTH



**FAMILY  
DOLLAR**



**PING®**



## 1 MILE WEST



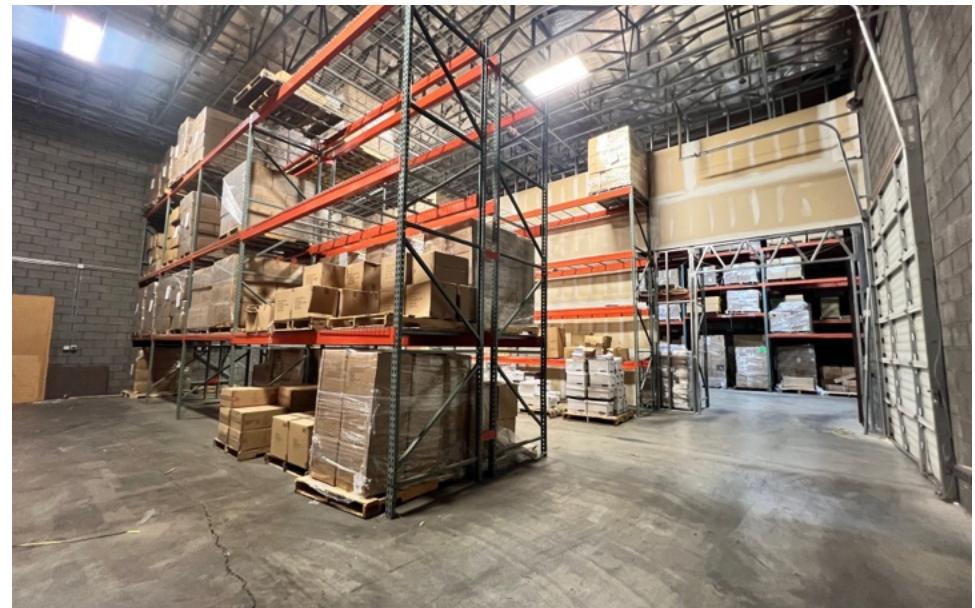
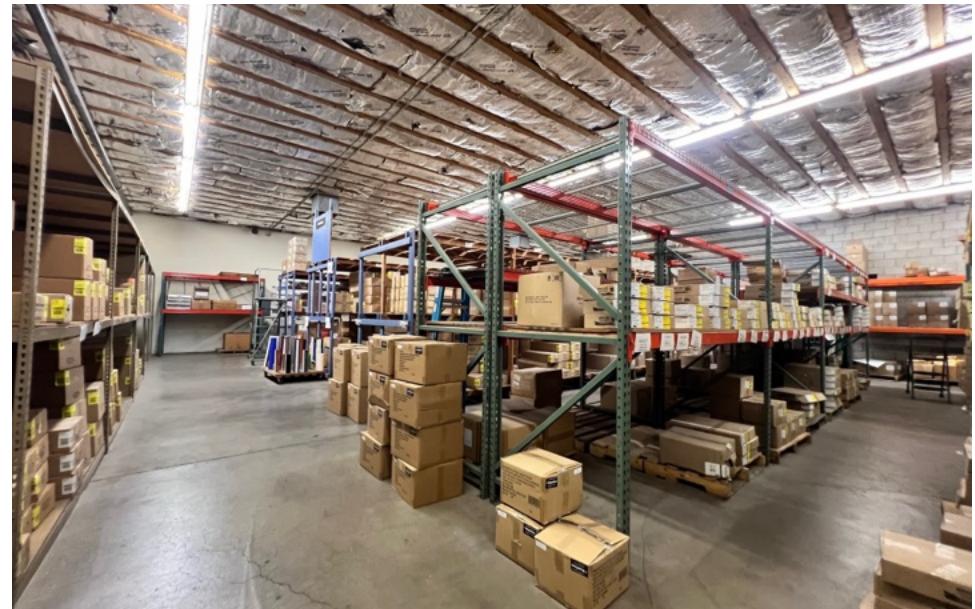
**W North Ln**



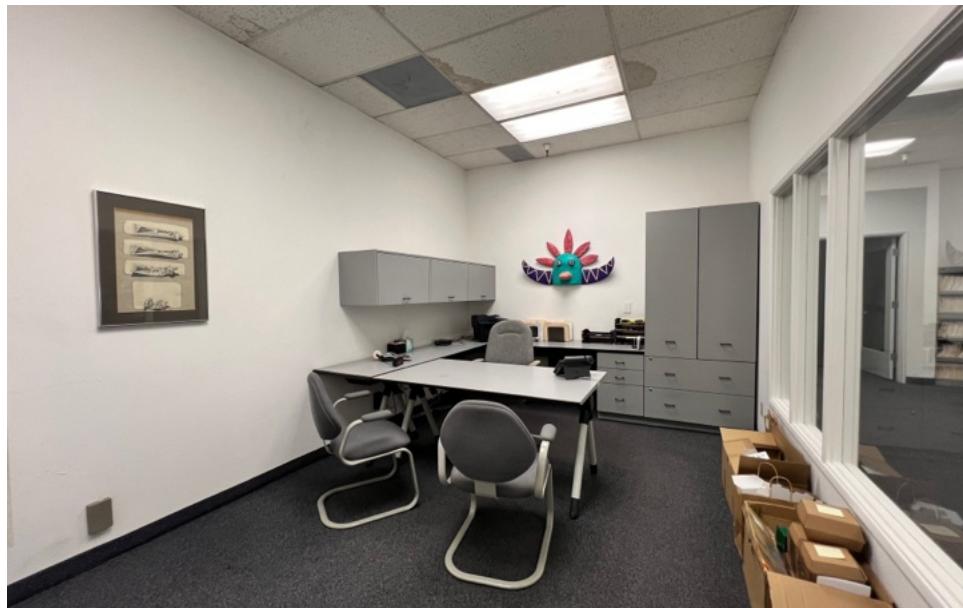
# W Peoria Ave

An aerial photograph of a street sign for "N 19th Ave" in Phoenix, Arizona. The sign is a large, white, sans-serif font on a black background, tilted diagonally. The street name is partially cut off on the right side of the frame. In the background, a multi-lane road with several cars is visible, along with some buildings and trees under a clear sky.

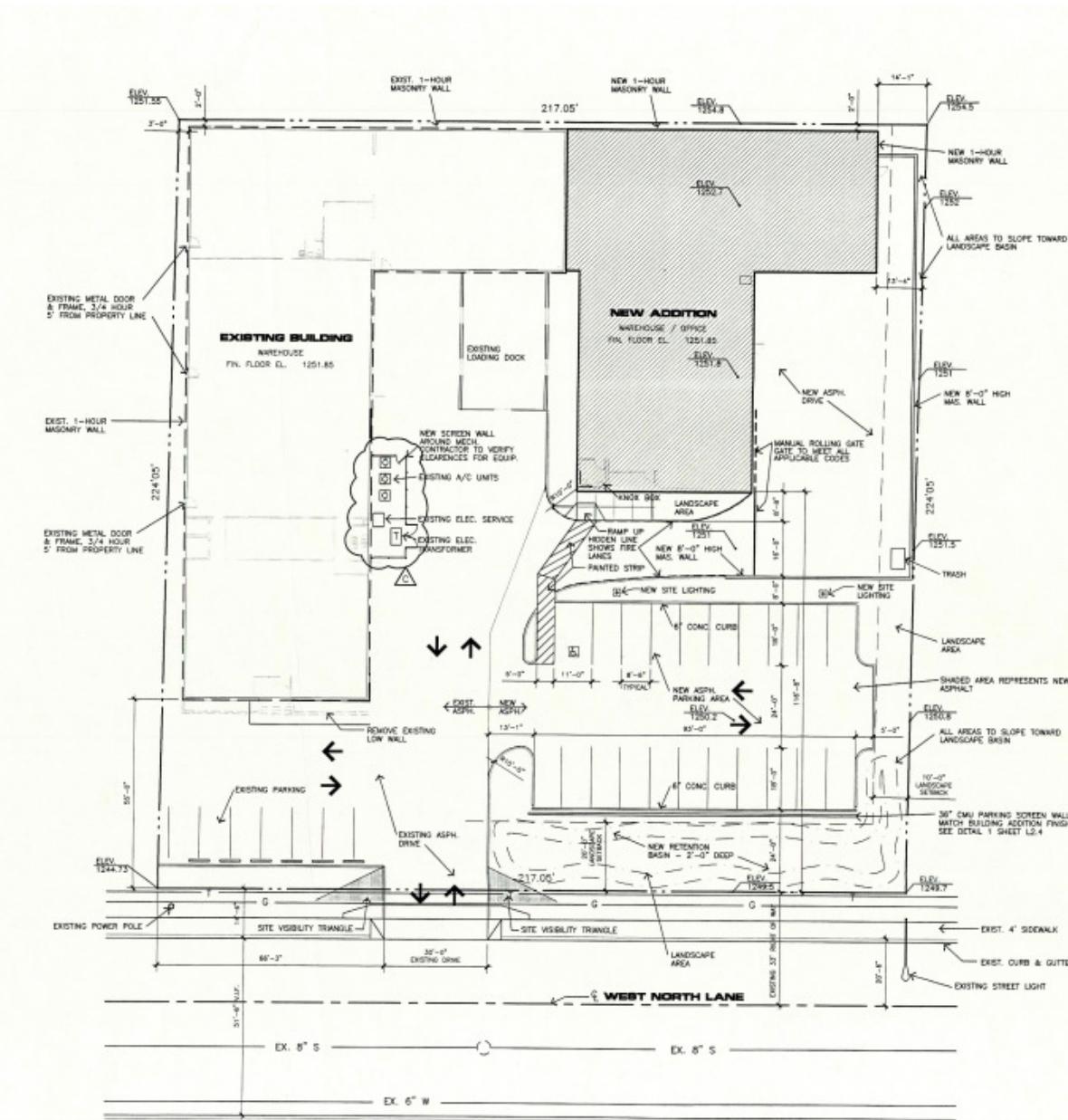
## WAREHOUSE PHOTOS



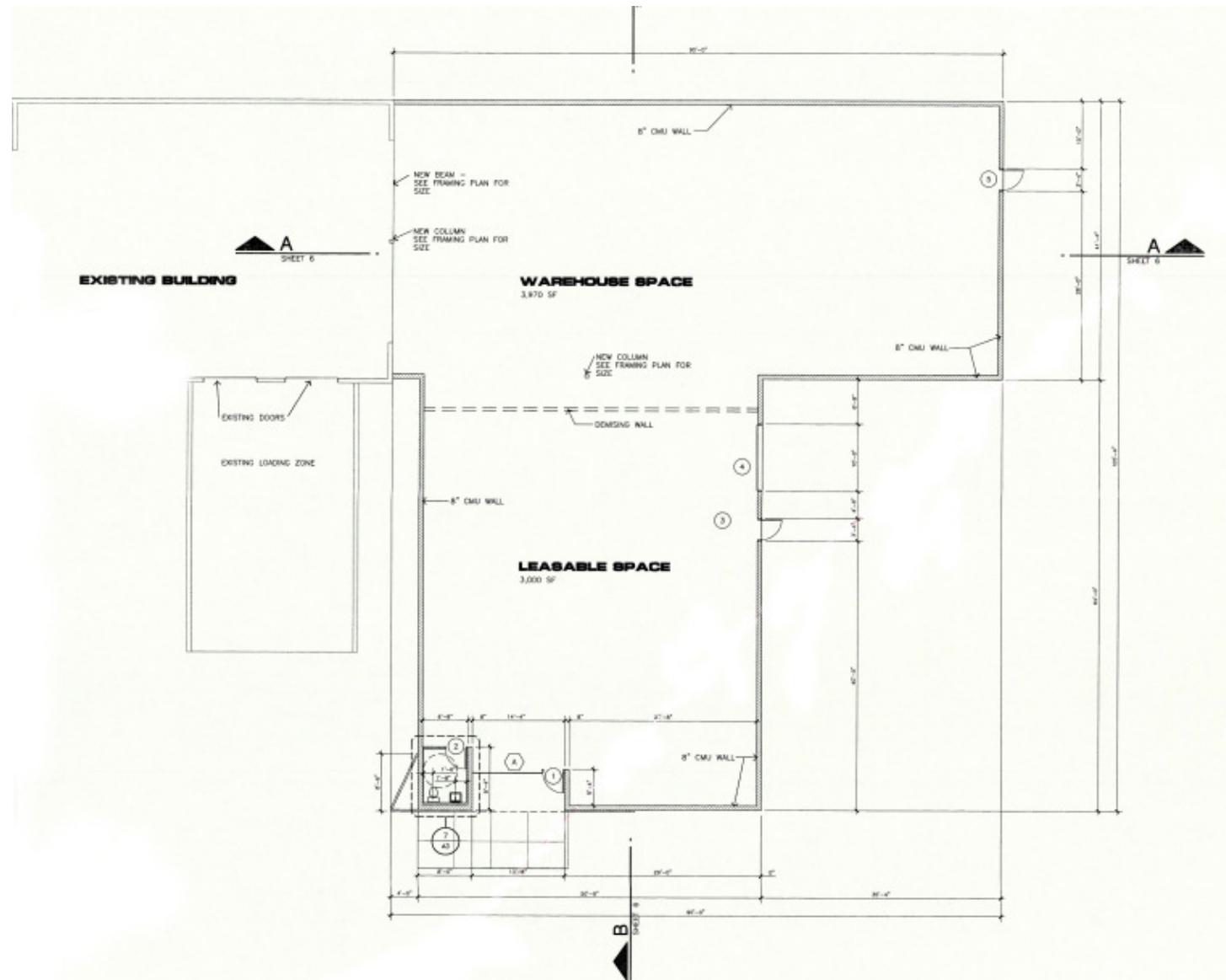
## OFFICE PHOTOS



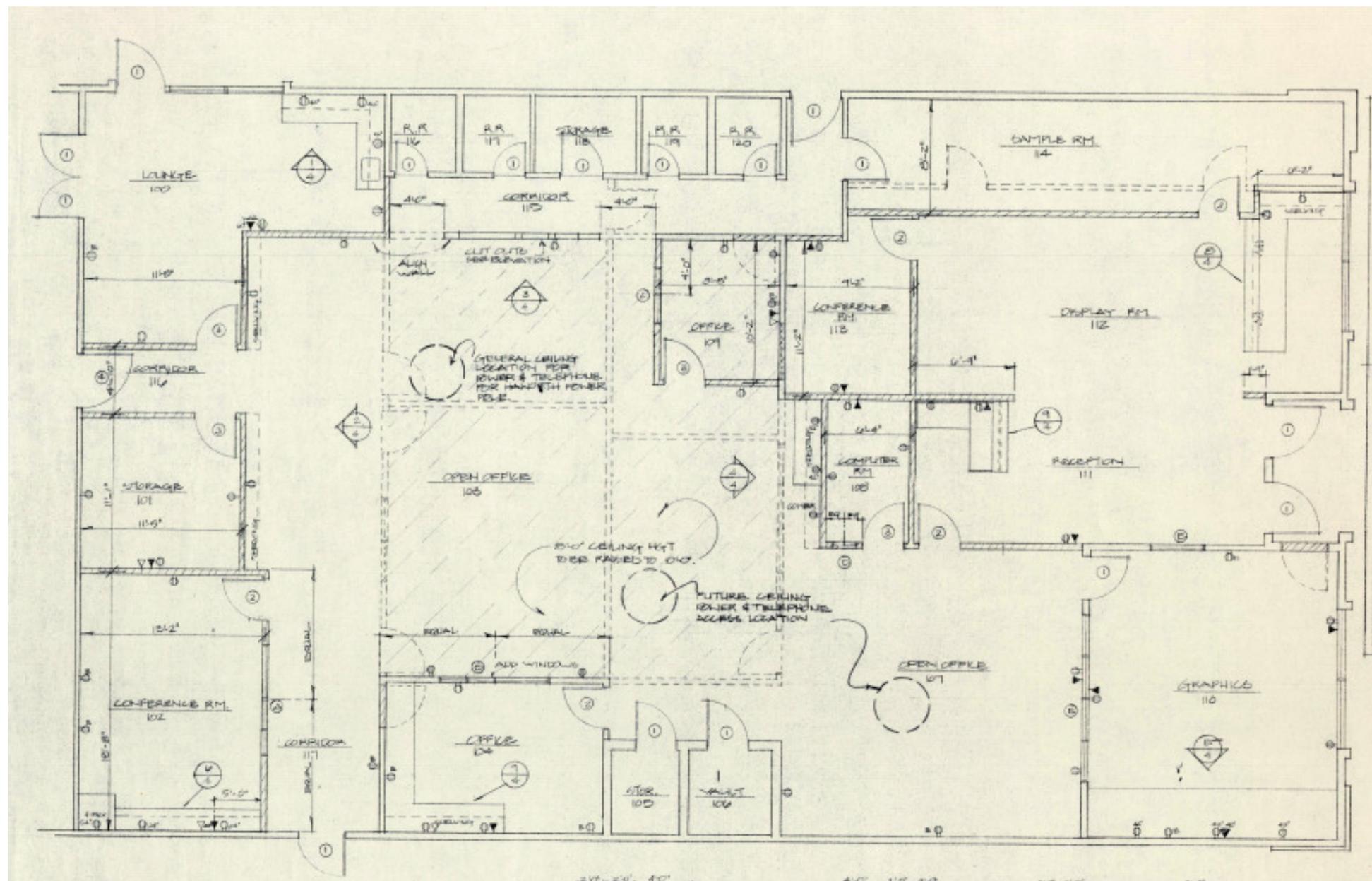
## SITE PLAN



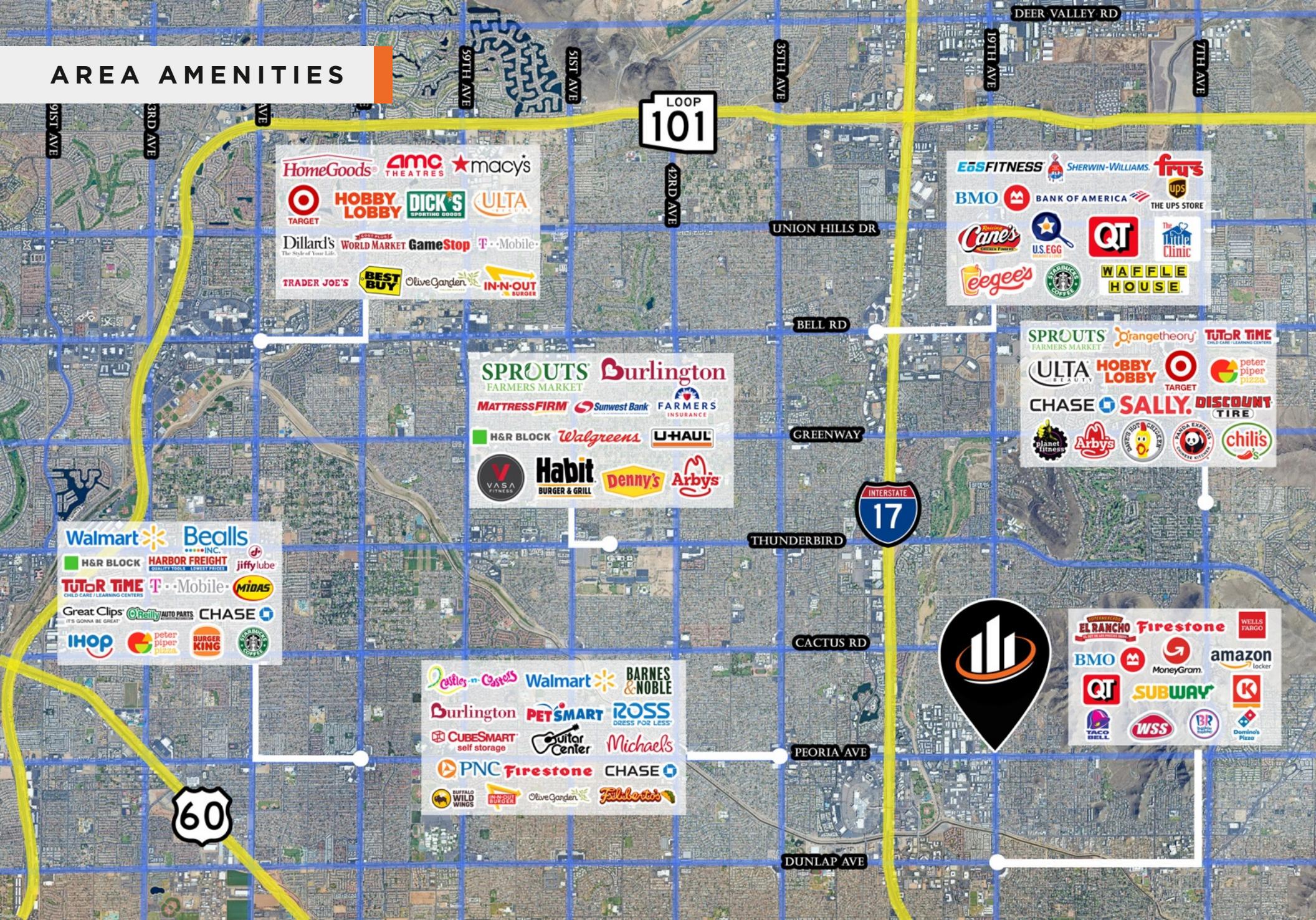
# WAREHOUSE PLAN



## OFFICE PLAN



## AREA AMENITIES



## TRAFFIC COUNTS



## LOCATION DESCRIPTION

The subject property located at 1926 W North Ln in Phoenix's North Mountain neighborhood is a dynamic, well-connected hub, perfectly positioned for commercial real estate ventures targeting accessibility and a skilled workforce. Strategically located just 0.5 miles from the I-17 Freeway, the area offers swift access to downtown Phoenix (8 miles south) and Sky Harbor International Airport (10 miles southeast), enhancing logistics and commuter appeal. Within 2-3 miles, recreational draws like North Mountain Park and Piestewa Peak Recreation Area provide over 50 miles of hiking trails, attracting outdoor enthusiasts, while Dreamy Draw Recreation Area adds serene green space. Higher education thrives nearby, with Grand Canyon University (4 miles west, 33,000+ students) driving innovation and talent, and Arizona State University's Downtown Phoenix Campus (8 miles south) bolstering the area's academic and professional draw. Key employers, such as John C. Lincoln North Mountain Hospital (0.5 miles away) and tech giants like Avnet and ON Semiconductor, anchor a robust economy in healthcare, logistics, and advanced manufacturing, ensuring strong leasing demand and growth potential.



# CITY OF PHOENIX

Phoenix has been the fastest-growing city for five years in a row. It is home to Sky Harbor International Airport, which has a \$38 billion annual economic impact, South Mountain Park, one of the largest municipal parks in North America, and major league sports teams like the NFL Arizona Cardinals and NBA Phoenix Suns. It is a vibrant place to live, work, and play!



**1.66M+**  
PEOPLE LIVE IN  
PHOENIX, AZ



**5<sup>th</sup>**  
LARGEST CITY IN  
THE U.S.



**42**  
OPPORTUNITY ZONES  
IN 6 UNIQUE  
NEIGHBORHOOD



**4.95M+**  
PEOPLE LIVE IN THE  
GREATER PHOENIX  
METRO AREA



## City of Phoenix

### PHOENIX RANKINGS

**RANKED #8 BEST CITY FOR  
MILLENNIALS TO LIVE IN**  
- THE LANGSTON CO., 2019

**FASTEAST GROWING CITY IN U.S.  
5TH YEAR IN A ROW**  
- U.S. CENSUS BUREAU, 2020

**NO.7 BEST STARTUP CITY IN AMERICA**  
- AZBIGMEDIA, 2022

**#4 SMALL BUSINESS EMPLOYMENT GROWTH**  
- PAYCHEX, 2022

**RANKED #7 BEST PERFORMING CITY**  
- MILKEN INSTITUTE, 2021

**NO. 10 IN STEM JOB GROWTH**  
- RCLCO, 2020

# CITY OF PHOENIX WORKFORCE

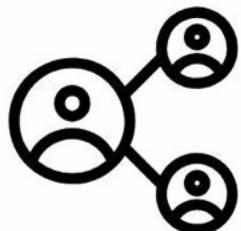
Phoenix is the vibrant center of one of the fastest-growing job markets and economies in the United States. The city is emerging in the new economy with strength in high technology, manufacturing, bioscience research, and advanced business services. As a top market for skilled and available workforce, companies are growing in Phoenix because it's not only a thriving business environment but a great place to live.



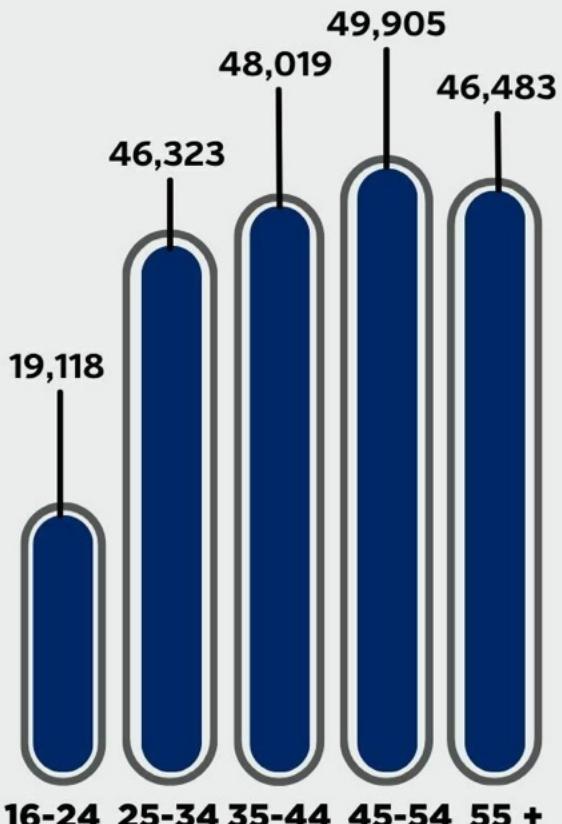
**70%**  
OF THE STATE'S  
WORKFORCE POPULATION  
LIVES WITHIN THE  
PHOENIX METRO



**33**  
MEDIAN AGE  
OF POPULATION



**\$85,527**  
AVERAGE  
HOUSEHOLD INCOME



**AGE OF WORKFORCE**

# CITY OF PHOENIX HIGHER EDUCATION



## ARIZONA STATE UNIVERSITY

**TOTAL ENROLLMENT: 119,951**  
**PHOENIX ENROLLMENT: 11,500+**

- Supported 300+ students, faculty, alumni, and external startups over the past 10 years.
- The Phoenix campus creates strong learning and career connections for students with organizations in media, health care, corporate, and government.



## GRAND CANYON UNIVERSITY

**TOTAL ENROLLMENT: 102,000+**  
**#1 IN ARIZONA**

- GCU offers online and campus-based degree programs for both traditional students as well as working professionals.
- GCU has invested over \$1.6 billion into their state-of-the-art campus expansion over the past 10 years.
- 2021 USA Top 20



## UNIVERSITY OF ARIZONA

**TOTAL ENROLLMENT: 119,951**

- UA main campus is located in Tucson, with a satellite site in Downtown Phoenix. Programs in Phoenix include Eller College MBA and the College of Medicine at the Phoenix Bioscience Core.
- In 2022, there were 762 graduate students at the Phoenix Biomedical Campus.



## NORTHERN ARIZONA UNIVERSITY

**TOTAL ENROLLMENT: 30,736**

- NAU is partnered with University of Arizona to allow students to reap the benefits of the Phoenix Bioscience Core programs in Downtown Phoenix.
- Northern Arizona Center for Entrepreneurship and Technology offers programs for business growth.



## CREIGHTON UNIVERSITY

**TOTAL ENROLLMENT: 900 BY 2025**

- Creighton University opened the Health Sciences Campus in 2021 at Park Central.
- The campus spans 195K SF and offers 9 laboratories, 10 high fidelity simulation areas, a trauma simulation room, and 16 standardized patient simulation exam rooms.



## MARICOPA COUNTY COMMUNITY COLLEGES

**TOTAL ENROLLMENT: 114,775+**  
**PHOENIX ENROLLMENT: 28,000+**

- Of the 10 community colleges in the Greater Phoenix area, the 3 located in the immediate Phoenix area are Phoenix, Gateway & South Mountain.
- Gateway Community College, the Center for Entrepreneurial Innovation is a comprehensive business incubator for start-up companies.

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