



# Deer Valley Industrial Campus

1711-1741 W Rose Garden Ln, Phoenix AZ

## BROKER CONTACTS

Leasing Brochure



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## PROPERTY FEATURES

 **1981**  
Year Built

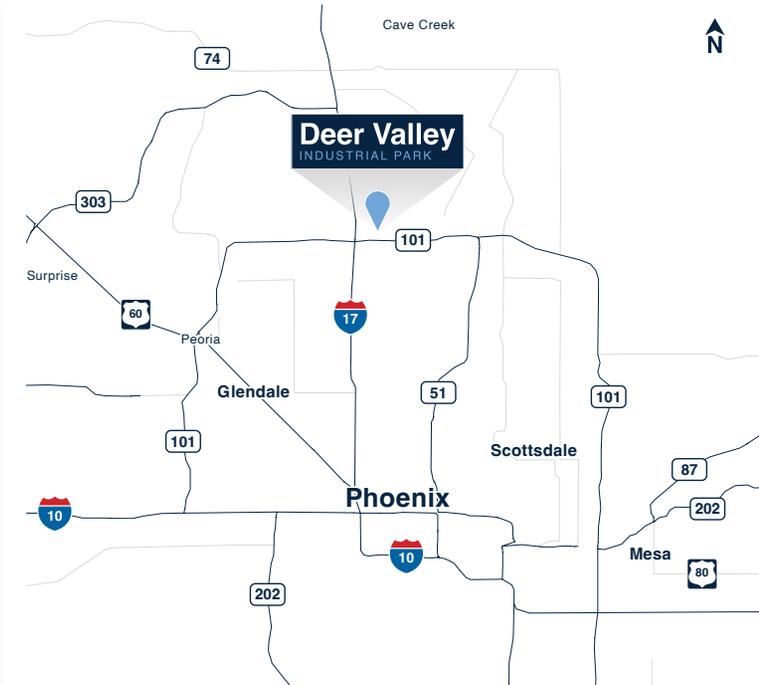
 **Sprinkler**  
Fire Protection

 **120/208V**  
Power

 **70**  
Parking Spaces

 **±86,046**  
Square Feet

- ±86,046 SF Total Building Area
- ±6.45 Acres
- 14' Clearance Height
- 10'x12' Grade Level Loading
- Built in 1981
- I-P City of Phoenix Zoning
- 44 Suites, Diversified Tenant Base
- 1,742-14,280 SF Unit Size Range
- 70 Parking Space
- 120/208 Volts Equipped
- Ingress/Egress W Rose Garden Lane



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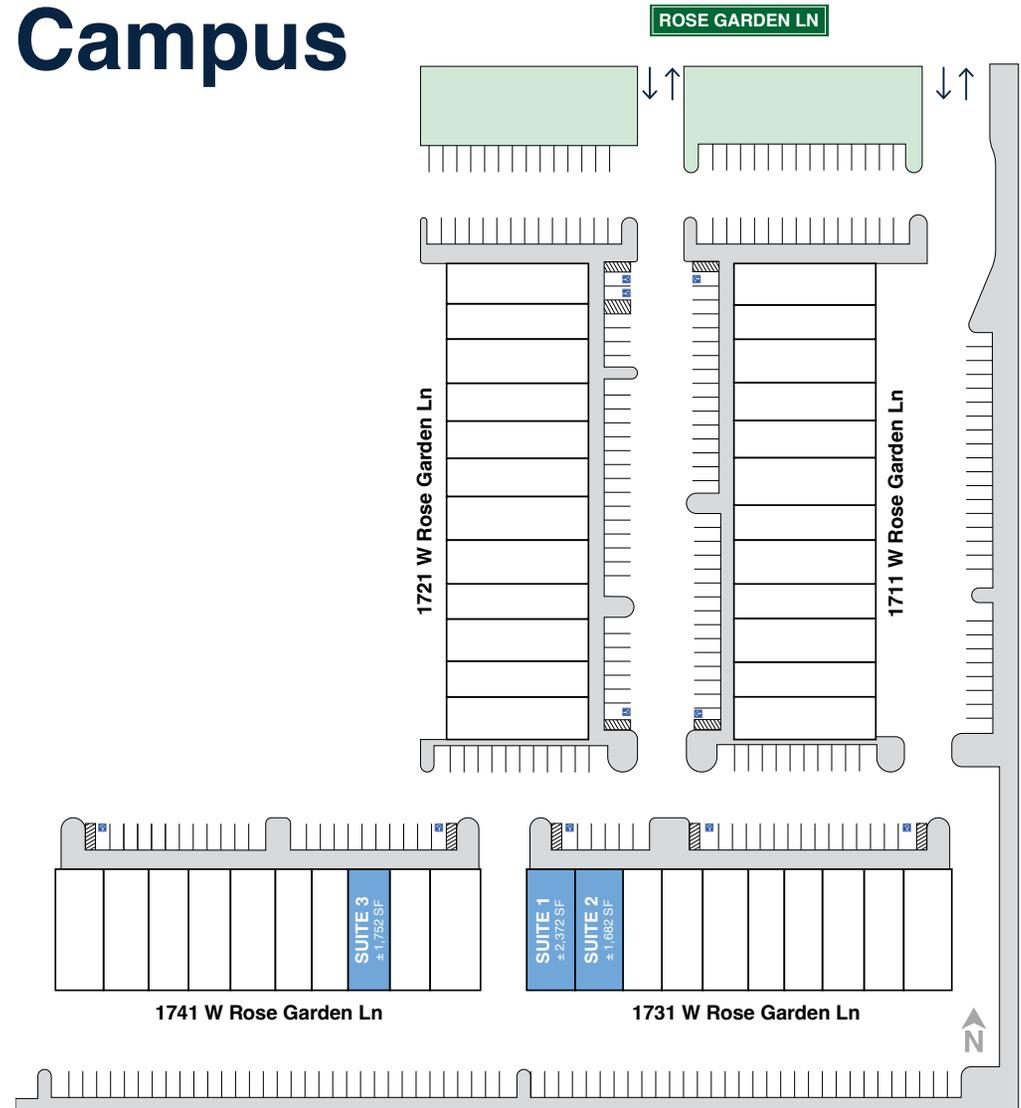


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## AVAILABLE UNITS

Building	Suite	SF	Loading
1731	2	±1,682	1 GL Door (12'x10')
1731	1	±2,372	1 GL Door (12'x10')
1741	3	±1,752	1 GL Door (12'x10')



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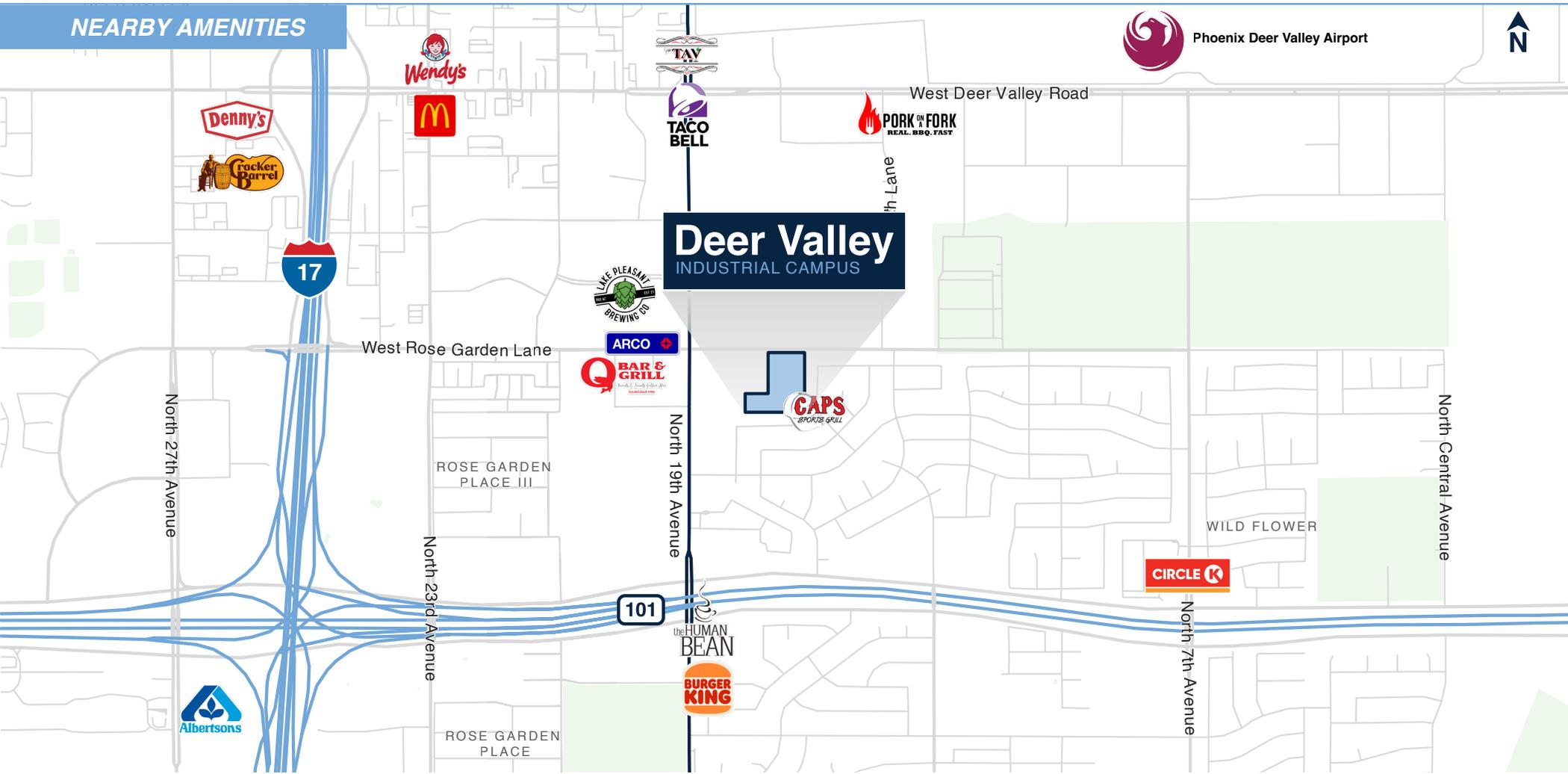


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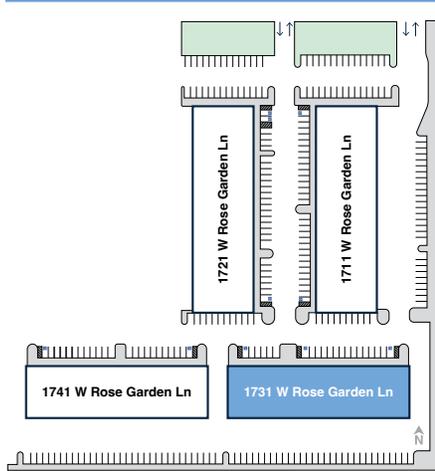


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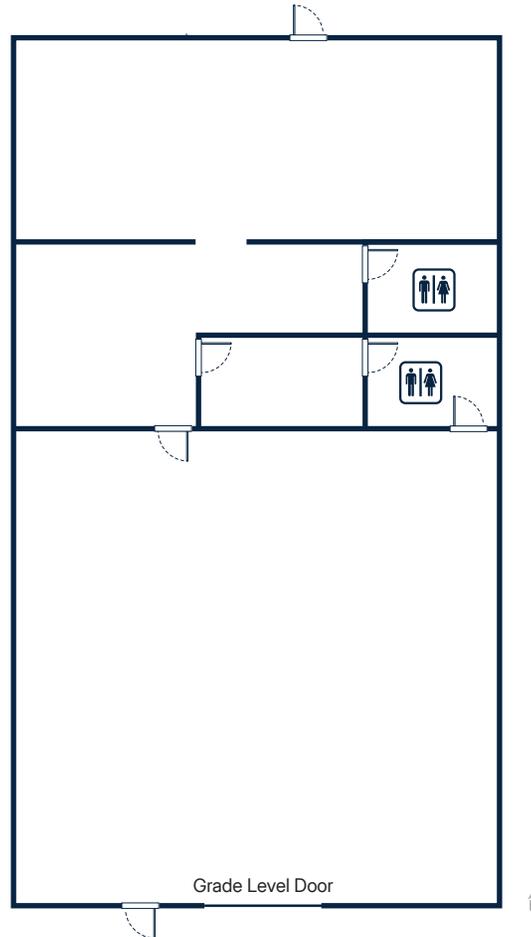
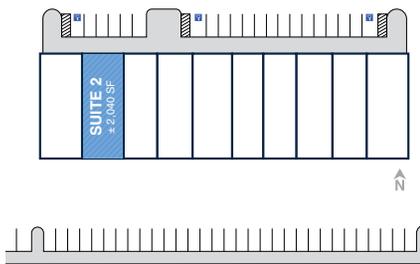
# Deer Valley Industrial Campus

( \$1.45 NNN )

## Site Plan Key



## Building Plan Key



## 1731 W Rose Garden Ln | Suite 2

Size	±1,682 SF
Office SF	±30%
Clear Height	14'
Cooling	EVAP Cooled Warehouse
Power	200 Amps (To Be Confirmed)
Loading	1 GL Door (12'x10')

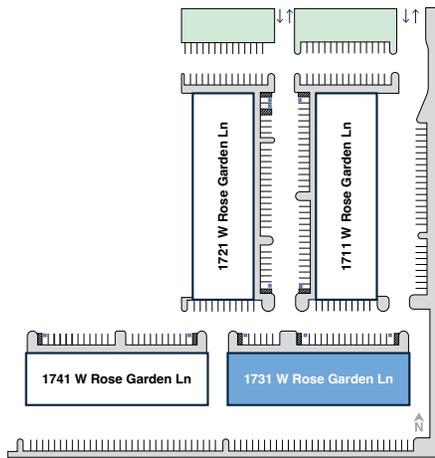
NOT TO SCALE.  
ALL MEASUREMENTS  
ARE APPROXIMATE



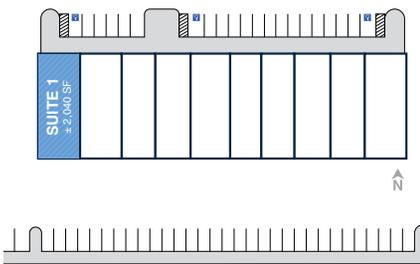
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(\$1.45 NNN)

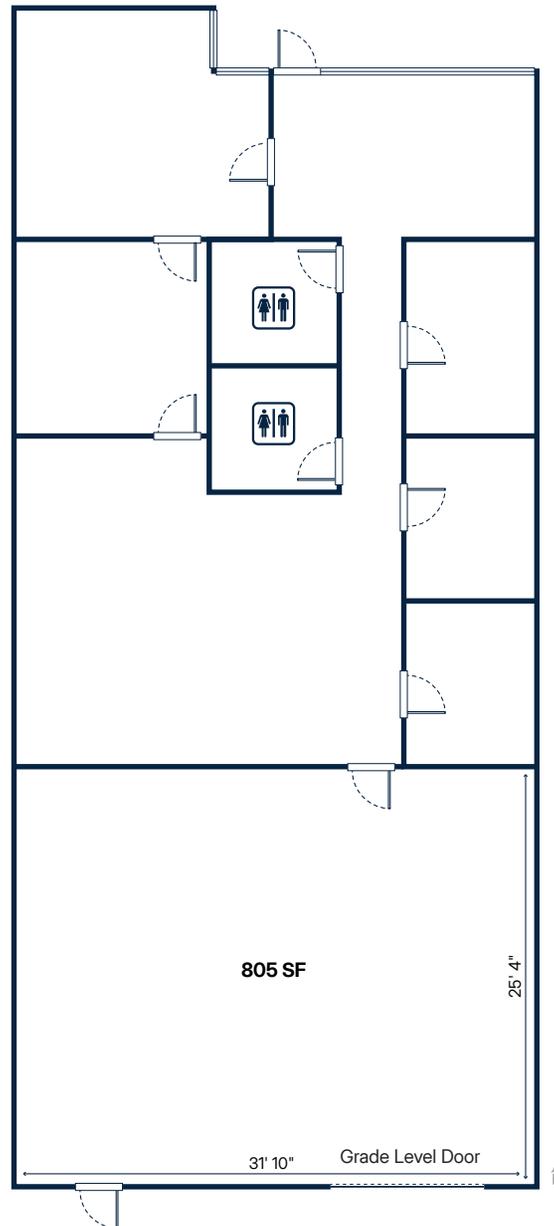
Site Plan Key



Building Plan Key



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## 1731 W Rose Garden Ln | Suite 1

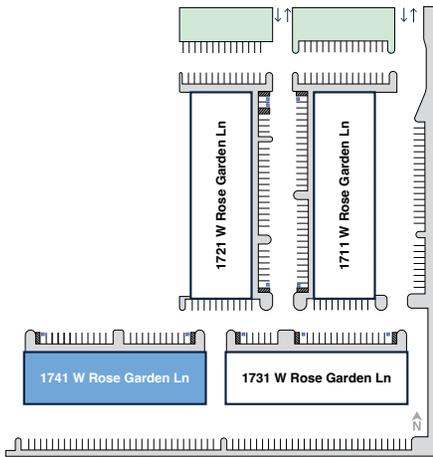
Size	±2,372 SF
Office SF	±1,567
Clear Height	14'
Cooling	EVAP Cooled Warehouse
Power	200 Amps (To Be Confirmed)
Loading	1 GL Door (12'x10')



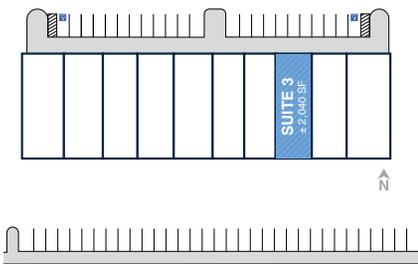
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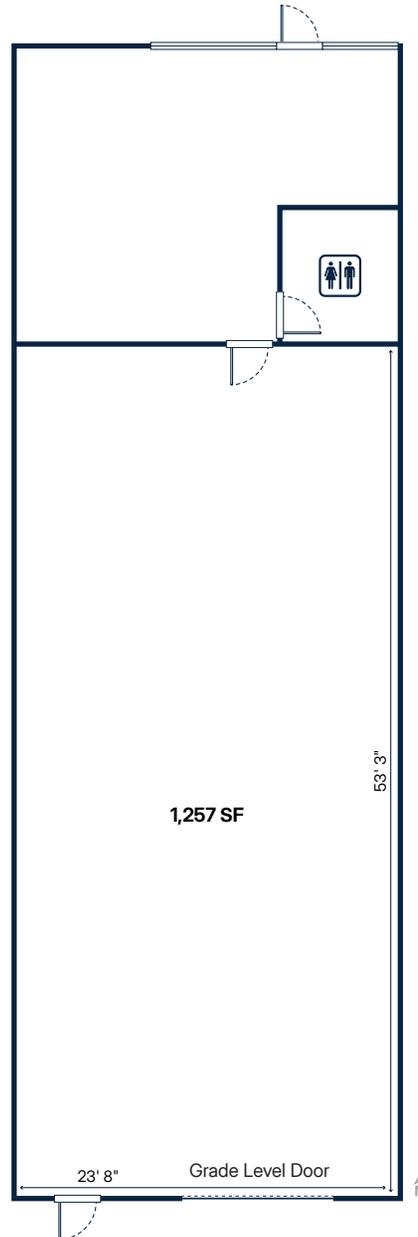
## Site Plan Key



## Building Plan Key



NOT TO SCALE.  
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## 1741 W Rose Garden Ln | Suite 3

Size	±1,752 SF
Office SF	±495 SF
Clear Height	14'
Cooling	EVAP Cooled Warehouse
Power	200 Amps (To Be Confirmed)
Loading	1 GL Door (12'x10')

