

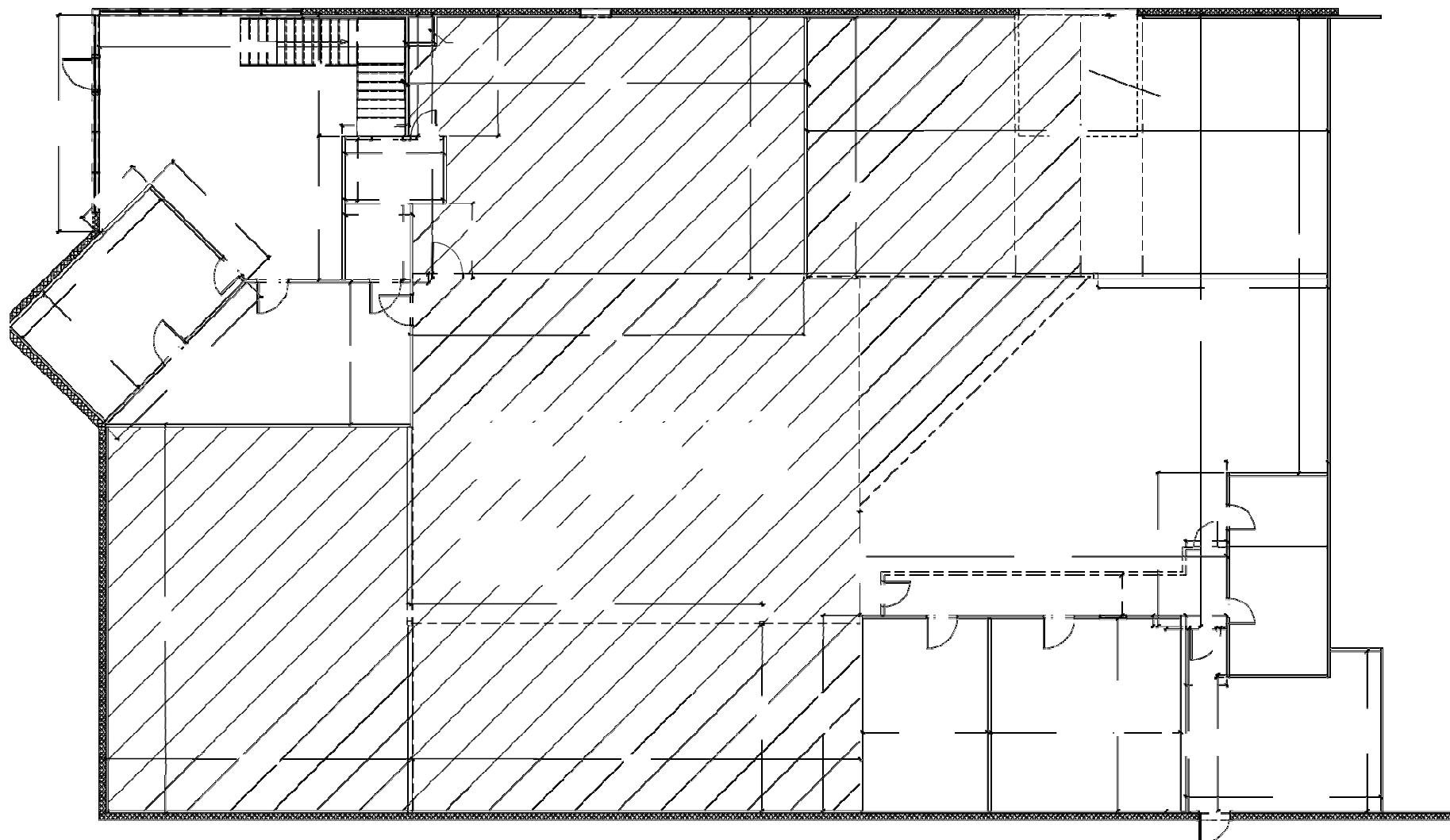
# FOR LEASE

## Deer Valley Airpark Industrial Building 21601 North 9<sup>th</sup> Avenue, Phoenix, Arizona 85027



<b>RENTABLE AREA:</b>	16,068 SF Available 13,068SF +/- Warehouse 3,000SF +/- Office (2 levels)
<b>NO. OF FLOORS:</b>	Two (2)
<b>CLEAR HEIGHT:</b>	20 Feet
<b>YEAR BUILT:</b>	1989 (2021 Renovated)
<b>ZONING:</b>	A-1 (City of Phoenix)
<b>OVERHEAD DOORS:</b>	ONE (1)
<b>FENCED YARD:</b>	10,000+/-SF of yard space
<b>LOT SIZE:</b>	0.86 Acres
<b>POWER:</b>	800 Amps/120-208V
<b>SPRINKLERS:</b>	Yes
<b>Notes:</b>	Warehouse is A/C cooled
<b>Rental Rate:</b>	\$1.50/SF (NNN)
<b>CAM Costs:</b>	\$0.21/SF
<b>Offered By:</b>	
<b>Steven Schnitzer, Broker STEVEN J. SCHNITZER, LTD. (602) 478-1525 <a href="mailto:Steven.Schnitzer@Gmail.com">Steven.Schnitzer@Gmail.com</a></b>	

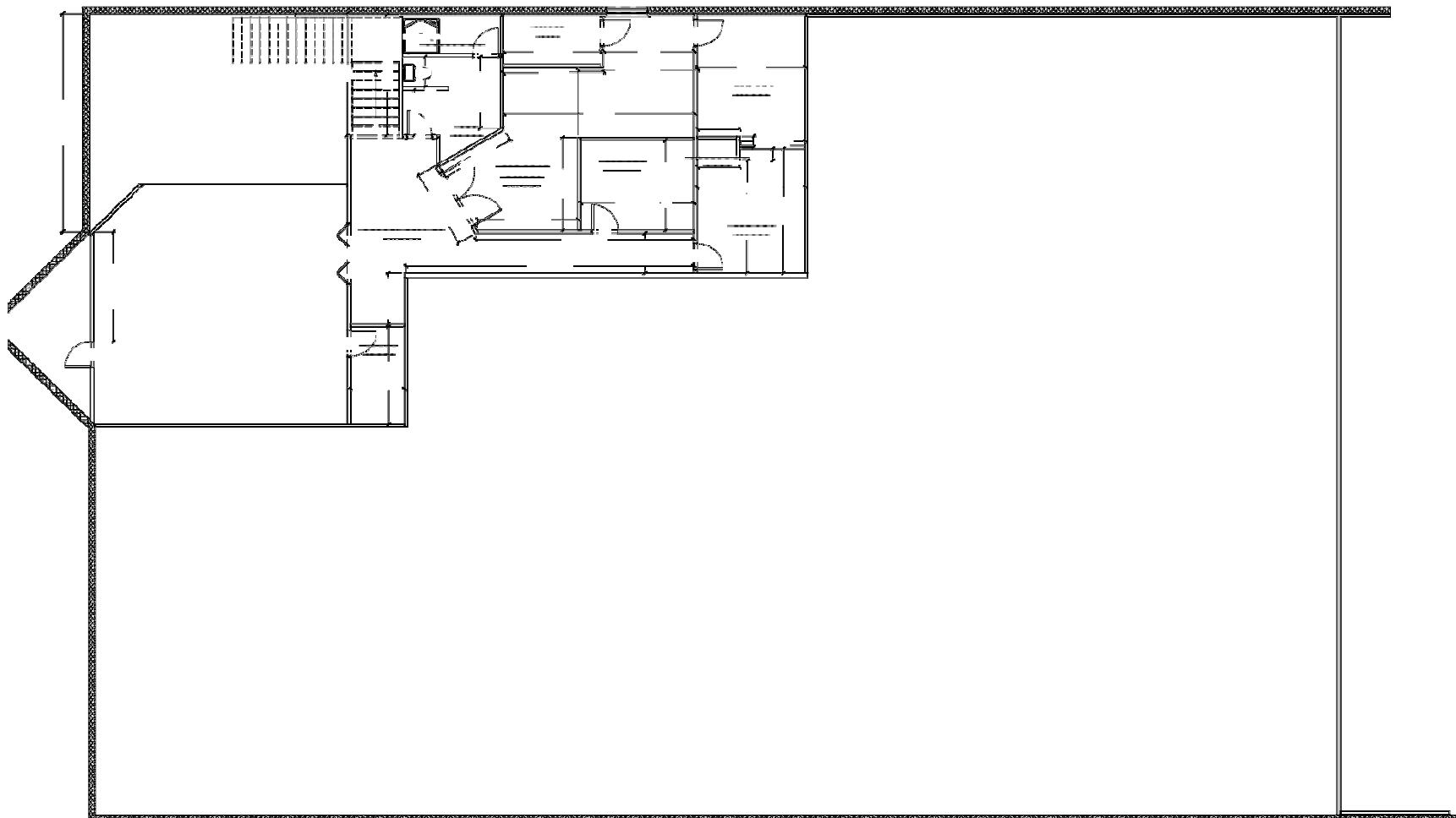
**First Floor**  
**(10,300SF +/-)**



**MAIN LEVEL CONSISTS OF A LOBBY AREA WITH BATHROOM, CONFERENCE ROOM/OFFICE, ANOTHER OFFICE, A LARGE SHOWROOM AREA, TWO (2) STORAGE ROOMS IN THE WAREHOUSE, HIS/HER BATHROOMS, BREAKROOM/KITCHENETTE**

**Second Floor**

**(1,900SF +/-)**



**UPSTAIRS CONSISTS OF A LARGE OWNER'S OFFICE, A CONFERENCE/OFFICE, A BATHROOM WITH SHOWER, AND TWO STORAGE ROOMS .**