

UNDER CONSTRUCTION



FOR LEASE



± 15,200 SF

1402 W. VICTORY LANE

PHOENIX | AZ

FREE STANDING OFFICE/WAREHOUSE BUILDING

FOR MORE INFORMATION, CONTACT:

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JANUARY 1, 2023
DELIVERY DATE

DAUM
COMMERCIAL REAL ESTATE SERVICES

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PROPERTY HIGHLIGHTS

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±15,200 SF
BUILDING SIZE



1.35 AC
LOT SIZE



12,200 SF
WAREHOUSE SIZE



±1,702 SF
SPEC OFFICE



18'
CLEAR HEIGHT



THREE (3)
12'X14' GL DOORS



23
TOTAL PARKING
SPACES



CP/GCP
ZONING



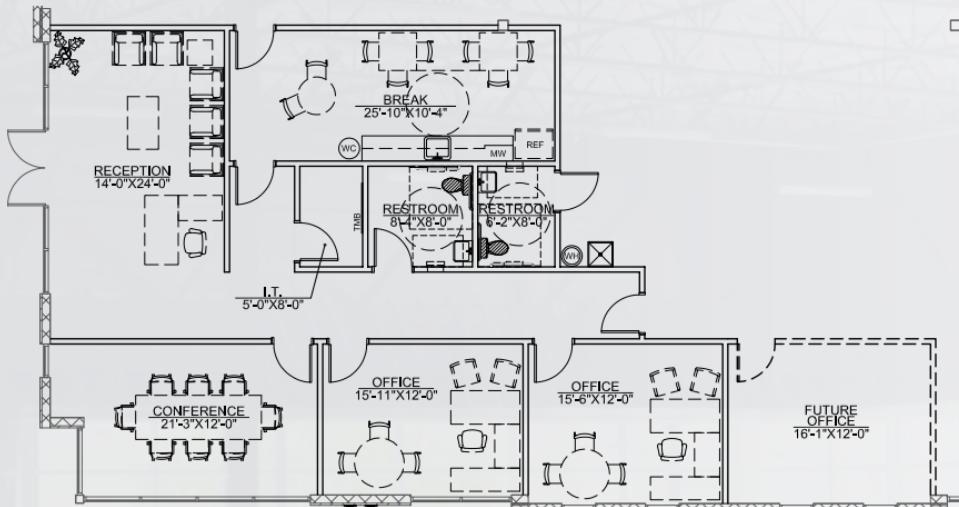
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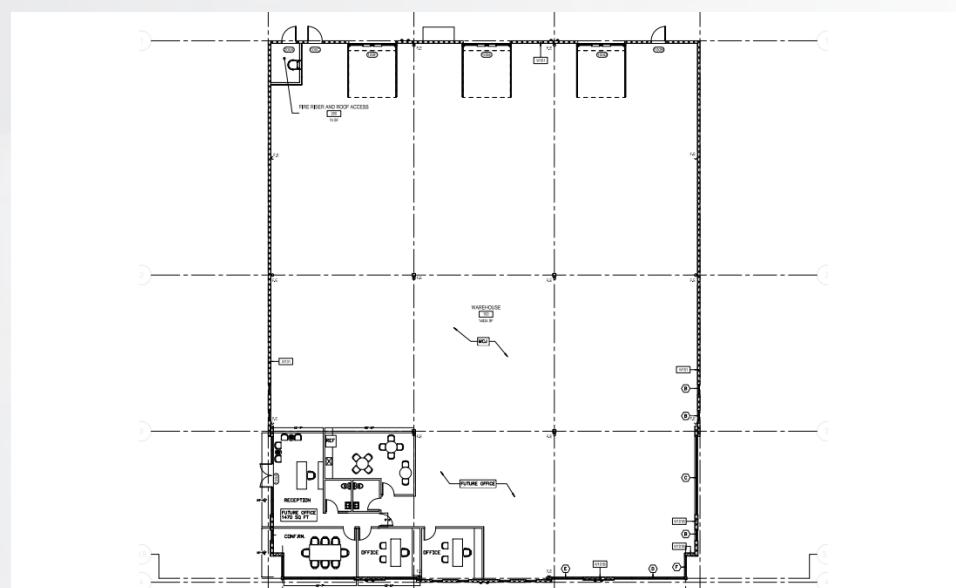


1,702 SF OF OFFICE LAYOUT

SITE PLAN



FLOOR PLAN



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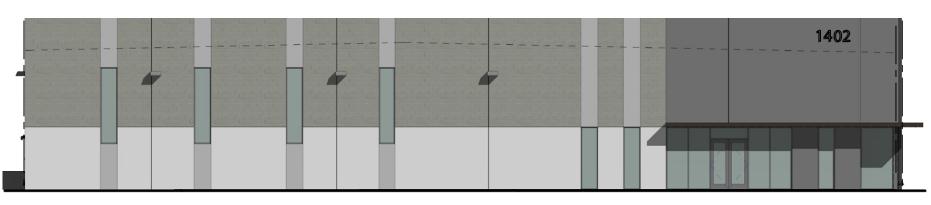
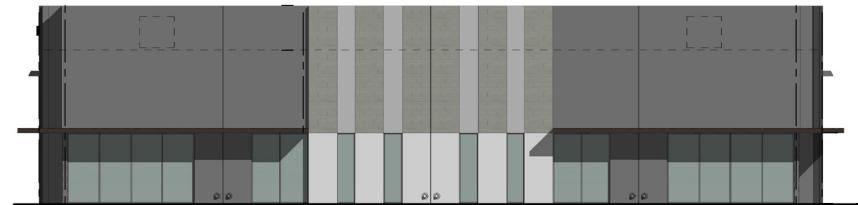
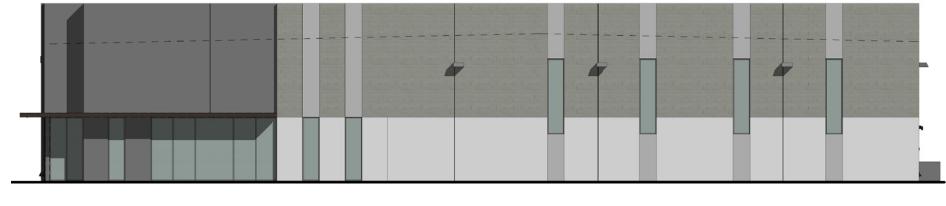
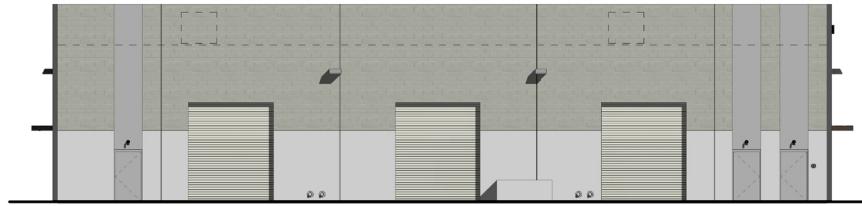
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EXTERIOR ELEVATIONS



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AREA HIGHLIGHTS

STRATEGIC DEER VALLEY LOCATION THRIVING MARKET

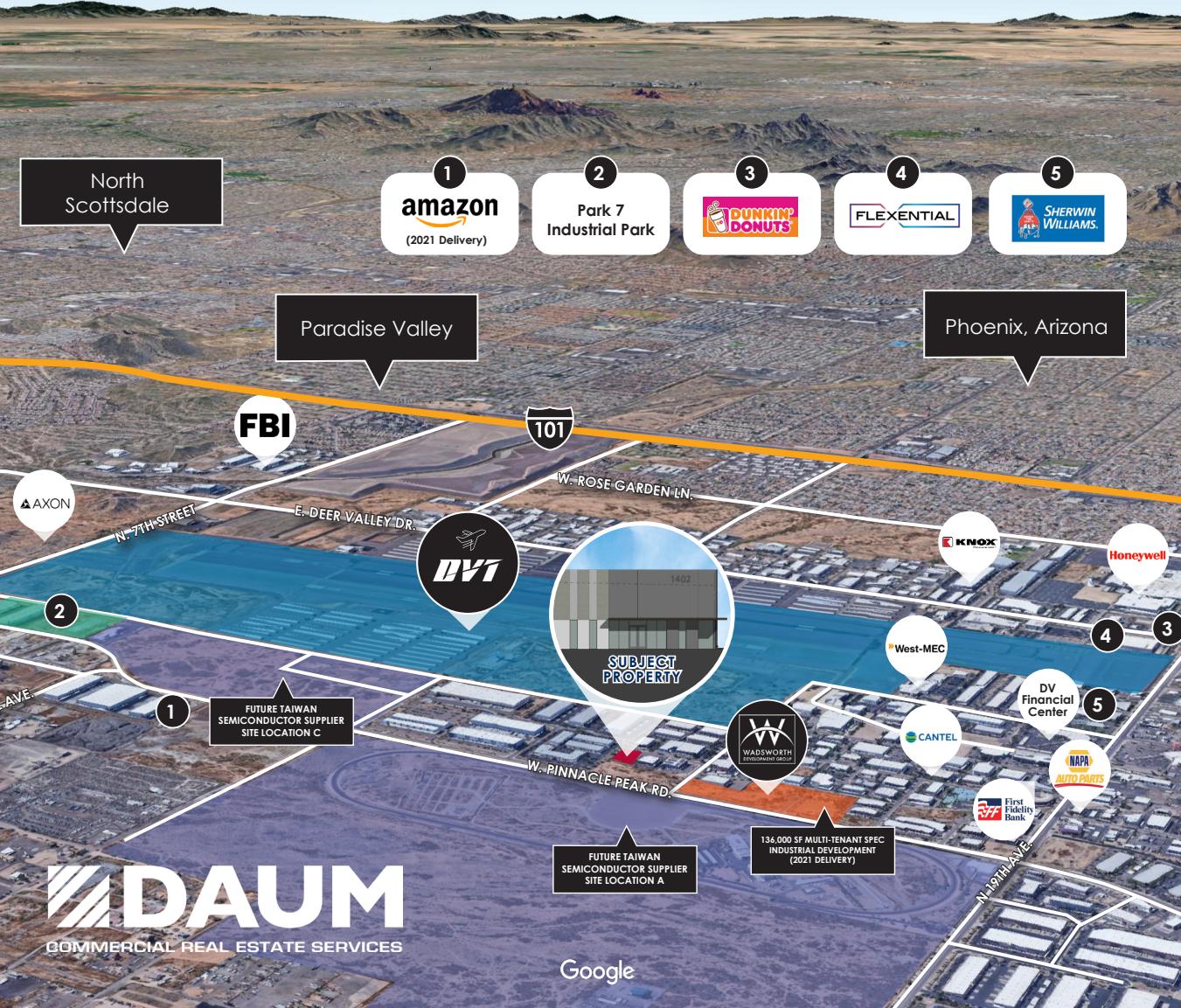
- 1.4 miles from full-diamond interchange at I-17 and Pinnacle Peak Road
- Less than five hours to Las Vegas
- Less than six hours to the ports of Long Beach and Los Angeles
- San Diego, Los Angeles, Las Vegas, Tucson, Albuquerque, El Paso, and the Mariposa Port of Entry are all within a one-day truck drive
- Shipping costs from Greater Phoenix to California are up to 75% lower than other Mountain West markets

THRIVING MARKET

- Over 4.7 MSF of absorption in Q1 2021, following 14.6 MSF in 2020
- Robust tenant demand keeps driving vacancy down
- Decreasing availabilities with limited new comparable developments bodes well for rent growth
- Preferred industrial submarket for high-tech, housing, manufacturing, R&D, and eCommerce users within Metro Phoenix

LABOR

- The Phoenix market has one of the lowest costs of doing business in the nation. More than 40 universities and other institutions prepare the market's workforce across a variety of industries
- Moderate operating costs, low taxes, and affordable labor rates. Greater Phoenix operating costs average up to 36% less than California
- Phoenix's employment base has more than quadrupled over the last 40 years



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NO. EMPLOYEES

1. THE ARIZONA REPUBLIC
1,011 Employees
2. COX
2,158 Employees
3. HONEYWELL
6,111 Employees
4. ASURION
500 Employees
5. DISCOVER
3,003 Employees
6. BEST WESTERN
966 Employees
7. AMERICAN EXPRESS
7,603 Employees
8. PETSMART
2,034 Employees

