

FOR LEASE

# LONE CACTUS AT SPECTRUM RIDGE

*Evaporative Cooled, ±7,800 SF  
Office/Warehouse Available*

21500 N 8TH WAY, SUITE 160, PHOENIX, AZ



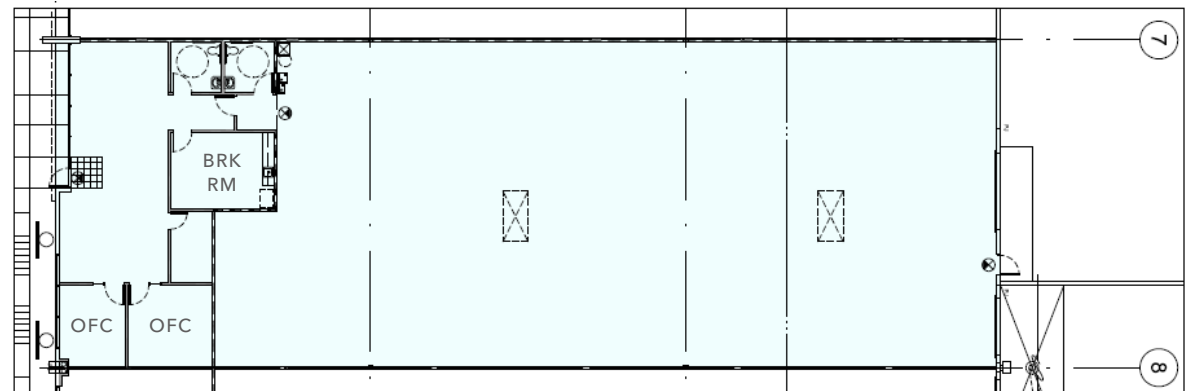
21500 N 8TH WAY

**PROPERTY HIGHLIGHTS**

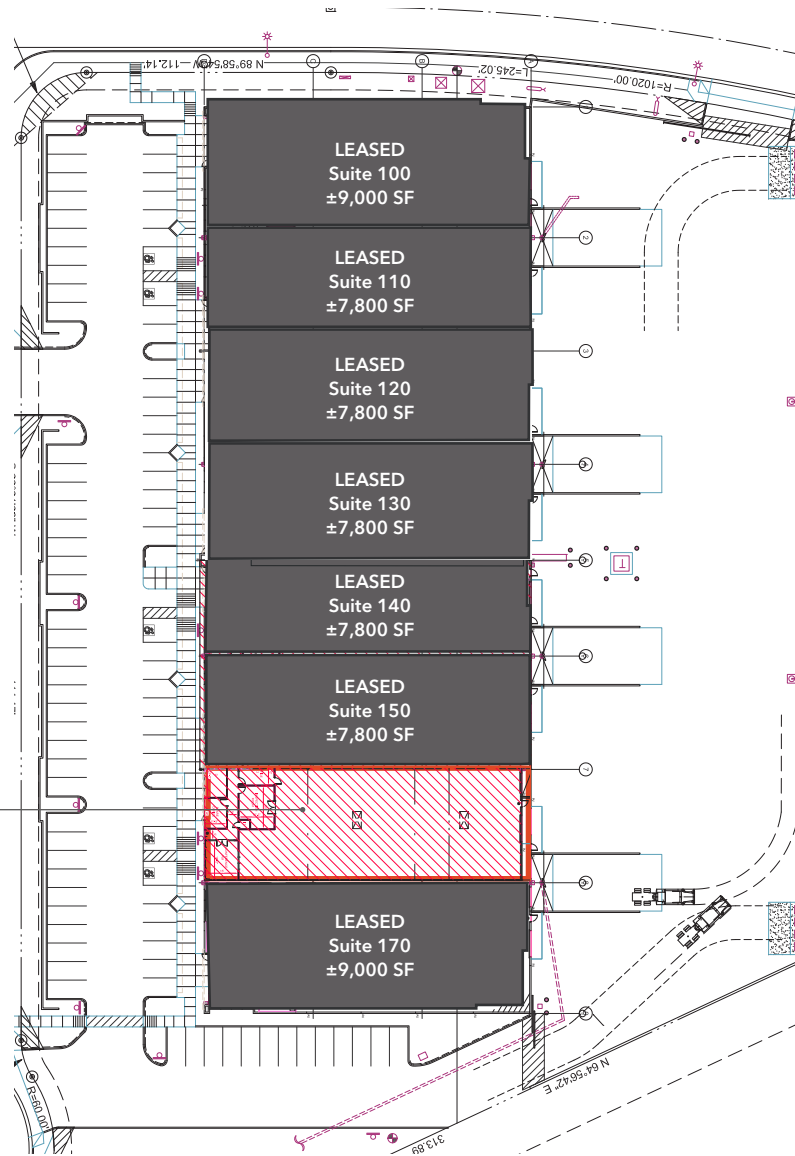
BUILDING SIZE	±62,400 SF
SUITE 160	±7,800 SF
CLEAR HEIGHT	24'
LOADING	One (1) 10' x 10' Dock Door One (1) 12' x 14' Grade Level Door
ZONING	A-1
POWER	200amps 277/480v
SPRINKLERS	ESFR
ADDITIONAL BUILDING FEATURES	Fenced Secured Truck Court Concrete Truck Court Evaporative Cooled
AVAILABLE	July 1, 2026
LEASE RATE	Contact Broker

**3 MIN**  
DRIVE TO LOOP 101

**7 MIN**  
DRIVE TO I-17



# FLOOR PLAN



**±7,800 SF**

SUITE 160

**7/1/2026**

AVAILABLE

AVAILABLE  
SUITE 160  
±7,800 SF





# LONE CACTUS AT SPECTRUM RIDGE

*For more information on this property, please contact*

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