

# 2115 W

MOUNTAIN VIEW RD

PHOENIX, AZ

**FOR LEASE**



**±21,178 SF**

INDUSTRIAL WAREHOUSE  
WITH OFFICE

**NEWMARK**

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# PROJECT HIGHLIGHTS

## PROPERTY DETAILS

<b>Lease Price</b>	\$1.15 PSF NNN
<b>Land Area</b>	.89 Acres
<b>Building Size</b>	21,178 SF
<b>NNN</b>	\$0.08 / SF per Month
<b>Loading</b>	2 Dedicated Docks 5 Drive In - Grade Level Doors
<b>Cooling</b>	EVAP Warehouse - A/C Office

<b>Fencing</b>	Fully-fenced
<b>Clear Height</b>	16'
<b>Power</b>	1,200 amps, single phase, 240v. 3 wire
<b>Zoning</b>	A-1, City of Phoenix
<b>Parcels</b>	149-11-028B 149-11-029B
<b>Access</b>	Less than 1 mile I-17, north and south ramps at Peoria Avenue.



## ZONING

- A-1 Light Industrial, designed to serve the needs of the community for industrial activity not offensive to nearby commercial and residential uses
- Potential uses:
  - Aircraft fabrication, assembly, repair
  - Manufacturing
  - Breweries
  - Storage and more

## AREA HIGHLIGHTS

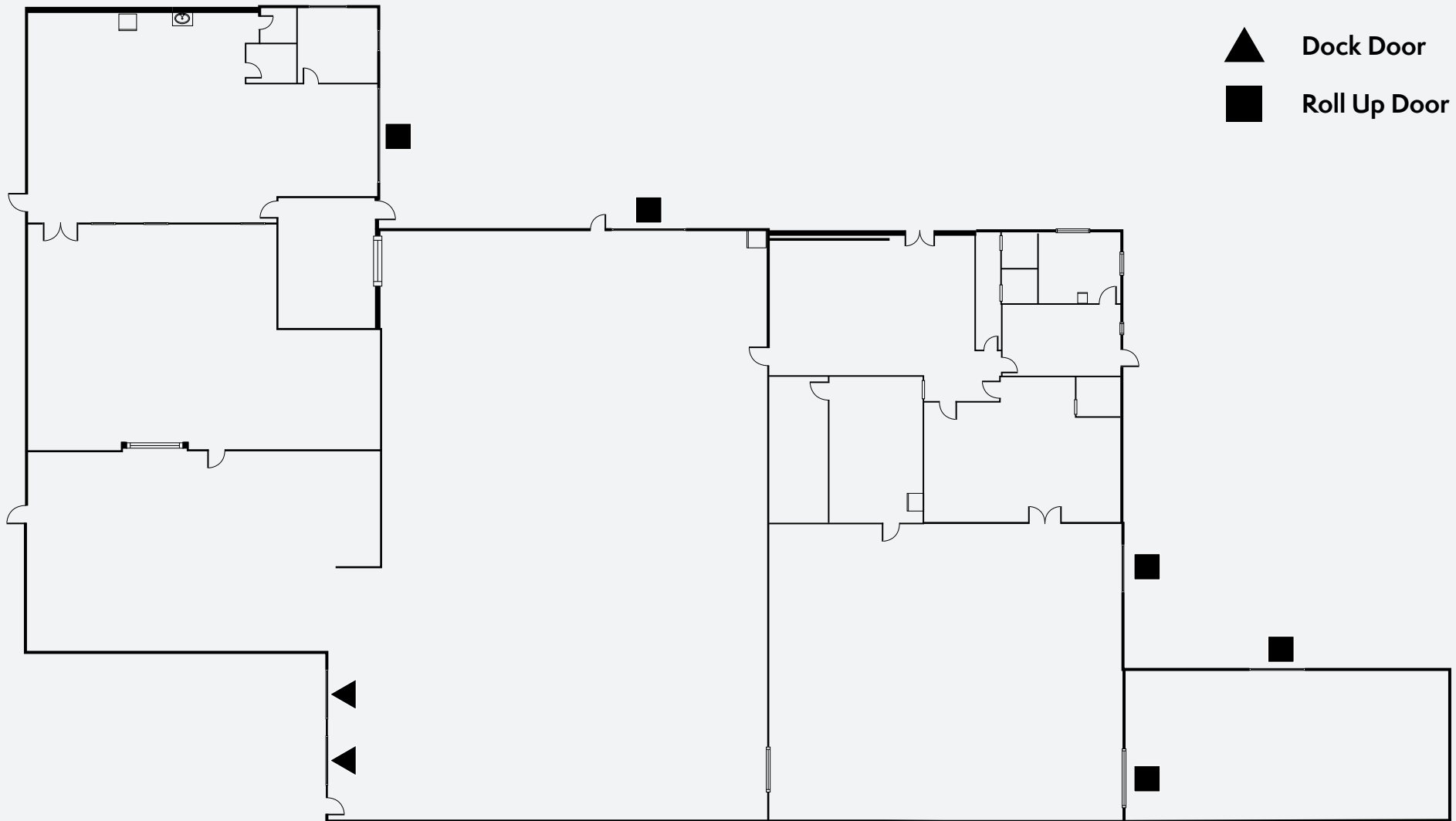
The industrial real estate market in Phoenix, Arizona, is notably tight, with demand consistently outpacing supply. In particular, within a 5-mile radius of I-17 and Peoria, this property stands out as the only available 21,178 square foot space offers ample power, grade and dock loading and fully fenced parking. Its rarity in such a prime location highlights the competitive nature of the market, offering a unique opportunity for businesses looking to secure a presence in this high-demand area.

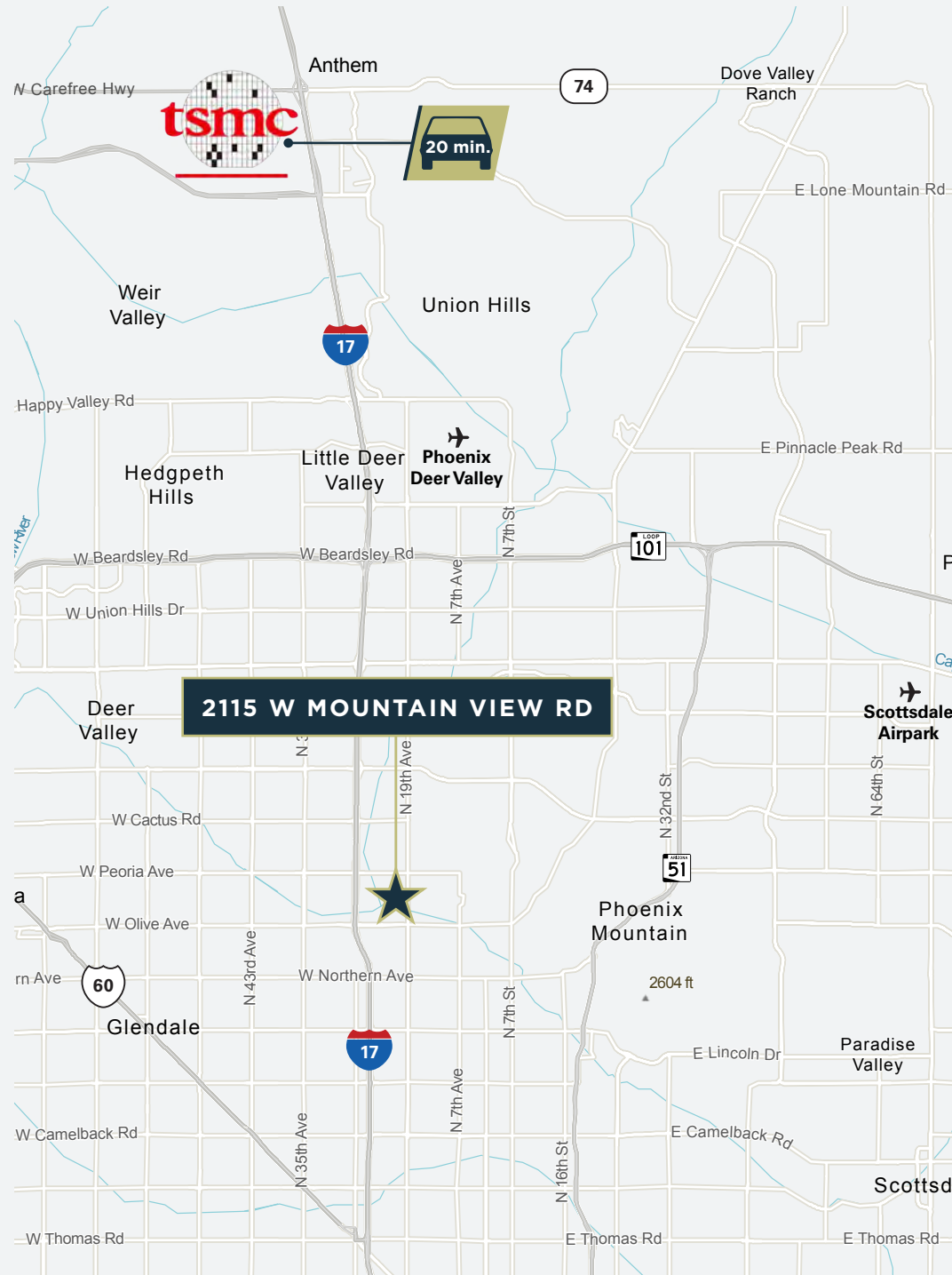
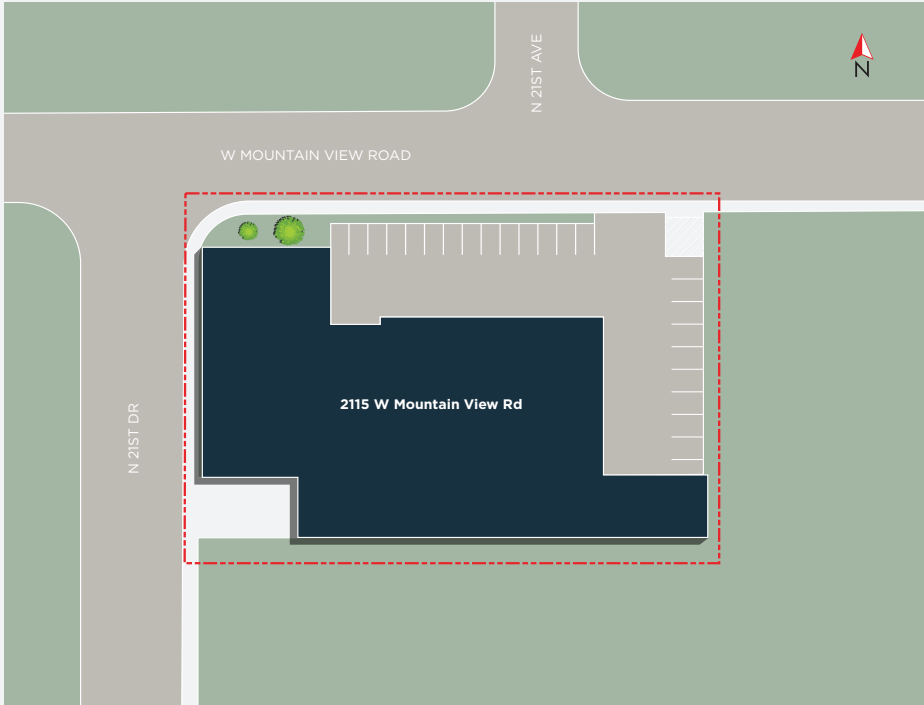
# FLOOR PLAN

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**VIRTUAL TOUR**





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