



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORPAC

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpi.az.com

Industrial

INVESTMENT

OPPORTUNITY FOR SALE

Tyson Breinholt

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Jack Elder

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jelder@cpi.az.com



ABOUT THE PROPERTY

Property Description	Multi-Tenant Industrial Space For Sale	
Location	11200 N 21st Ave & 2101/2115 W Shangri-La Rd	
Parcel	149-08-069A, 149-08-069B and 149-08-069C	
Total SF	±17,880 SF	
Lot Size	0.92 Acres	
Street Frontage	Shangri-La Road & 21st Avenue	
Zoning	I-1	
Power	11200 N 21st Ave:	3 Phase, 400 A, 240 V
	2101 W Shangri-La:	3 Phase 200 A, 240 V
	2115 W Shangri-La:	3 Phase 200 A, 120/208 V
Yard	Fenced & Secured	
Doors	Front Loaded, Grade Level	
SALE PRICE	\$4,112,400.00	



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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

06/29/26







11200 N 21ST AVE & 2101 & 2115 W SHANGRI LA RD | PHOENIX, AZ 85029



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