

FOR LEASE OR FOR SALE

Deer Valley Airpark Industrial Building 21601 North 9th Avenue, Phoenix, Arizona 85027

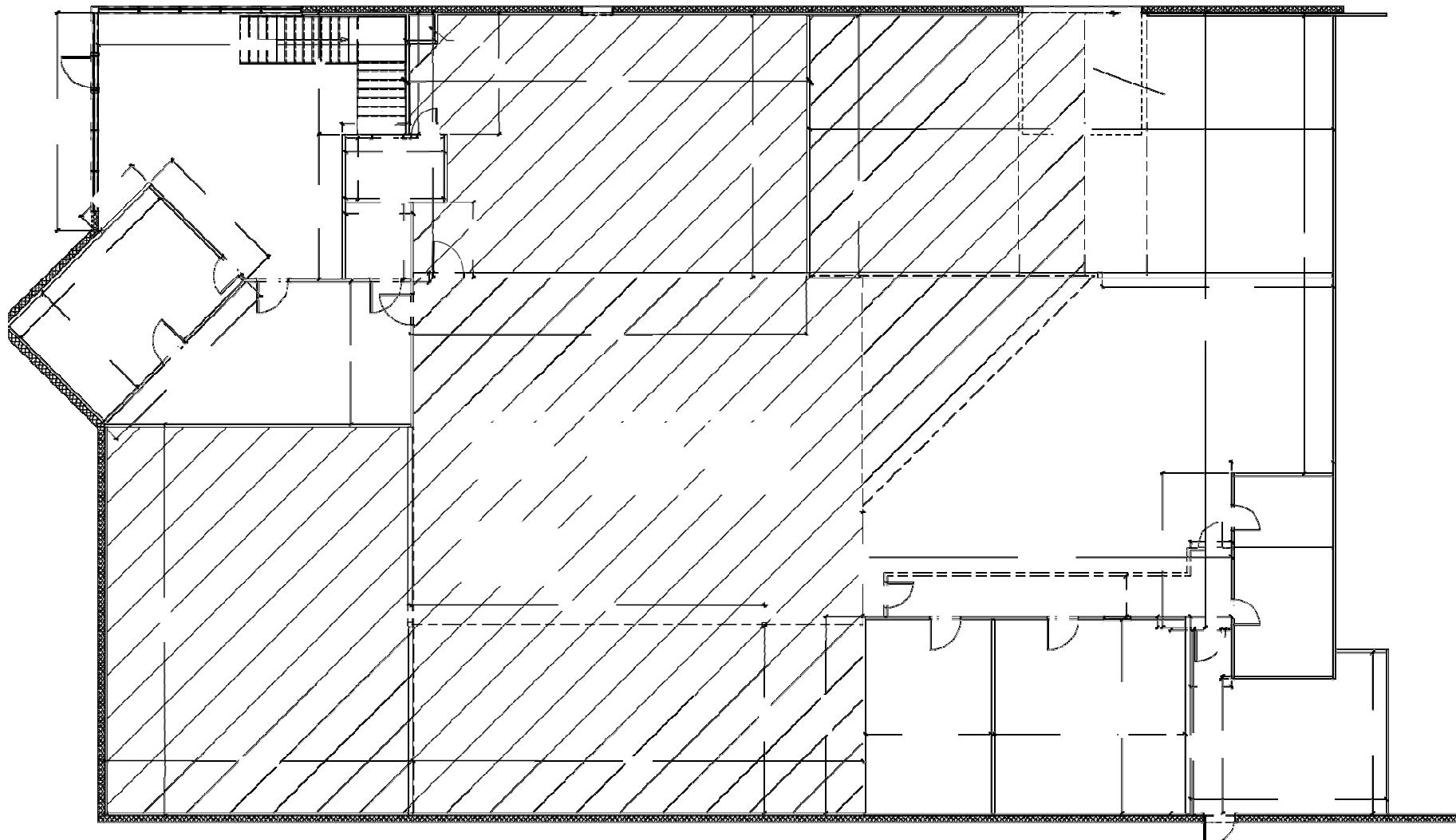


RENTABLE AREA:	16,068 SF Available 3,000SF+/- Office (2 levels)
NO. OF FLOORS:	Two (2)
CLEAR HEIGHT:	20 Feet
YEAR BUILT:	1989 (2021 Renovated)
ZONING:	A-1 (City of Phoenix)
OVERHEAD DOORS:	THREE (3)
FENCED YARD:	10,000+/-SF of yard space
LOT SIZE:	0.86 Acres
POWER:	800 Amps/120-208V
SPRINKLERS:	Yes
Notes:	Warehouse is A/C cooled
Rental Rate:	\$1.50/SF (NNN)
SALES PRICE:	\$4,995,000

Offered By:

Steven Schnitzer, Broker
STEVEN J. SCHNITZER, LTD.
(602) 478-1525
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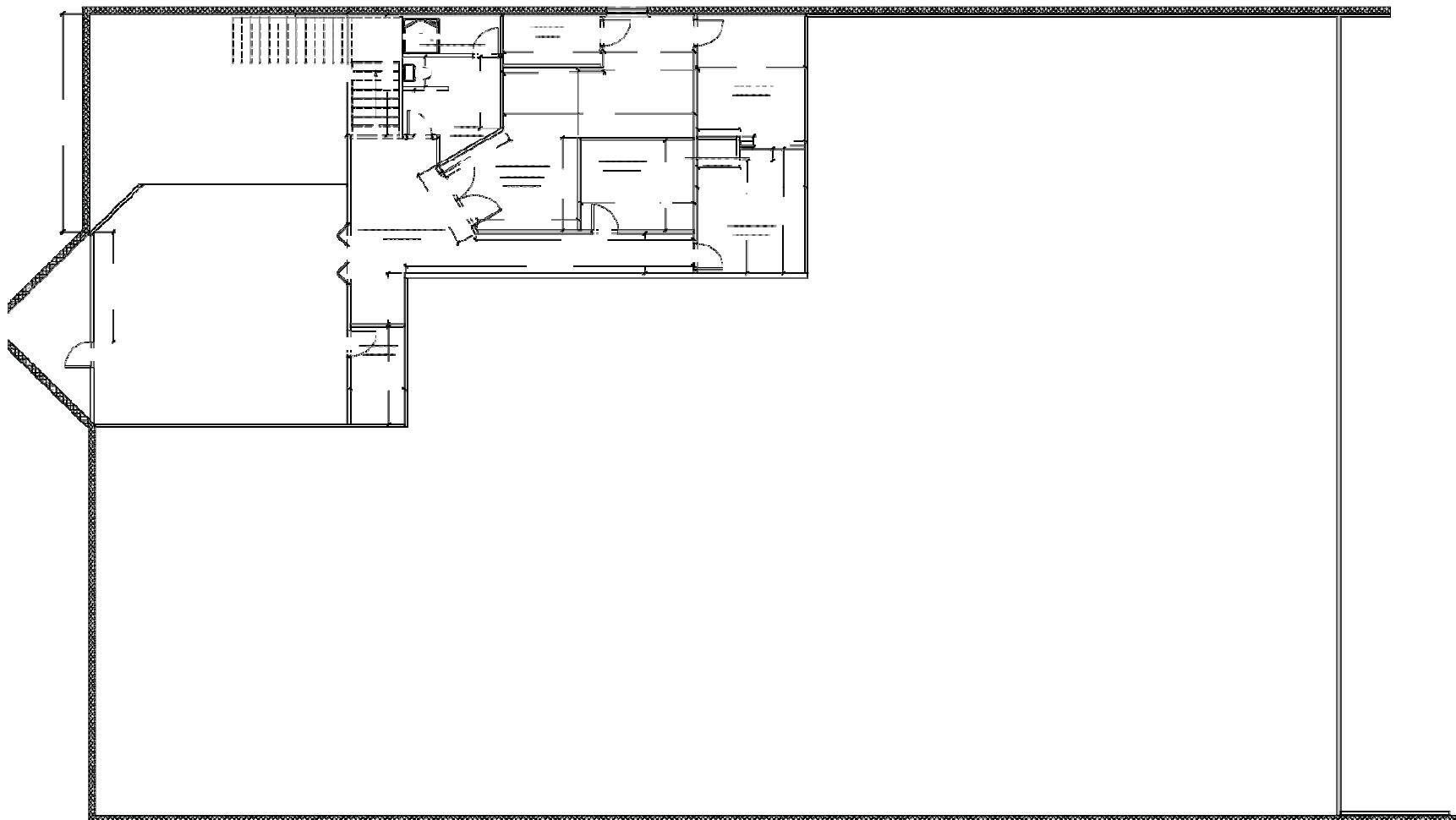
First Floor
(14,168SF +/-)



MAIN LEVEL CONSISTS OF A LOBBY AREA WITH BATHROOM, CONFERENCE ROOM/OFFICE, ANOTHER OFFICE MAIN LEVEL, A LARGE SHOWROOM AREA, HIS/HER BATHROOMS IN WAREHOUSE, BREAKROOM/KITCHENETTE, NOTE: TWO STORAGE ROOMS IN WAREHOUSE HAVE BEEN DEMOLISHED. FLOOR PLAN DOES SHOW THE ADDITIONAL 4,000SF OF WAREHOUSE TO THE EAST END.

Second Floor

(1,900SF +/-)



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



VIEW FROM THE SECOND FLOOR STAIRWAY

**LARGE OFFICE UPSTAIRS
FOR THE OWNER**



RECEPTION/LOBBY

**CONFERENCE ROOM ON
THE FIRST LEVEL**





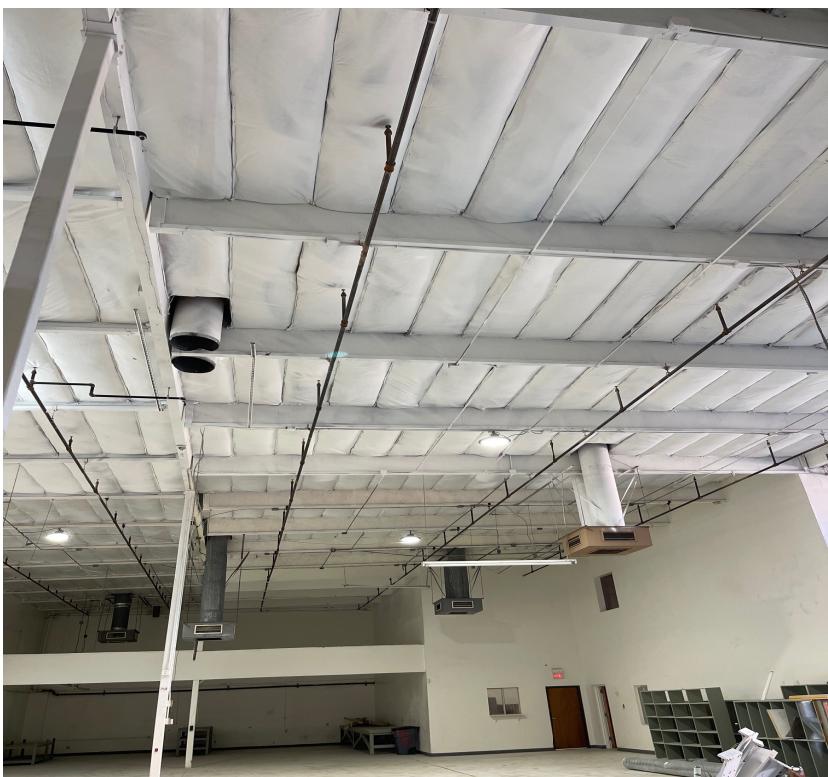
**WAREHOUSE AREA
(CURRENTLY BEING
RENOVATED)**

**VIEW LOOKING TO THE
EAST (BEHIND THE
OVERHEAD DOOR IS
ANOTHER 4,000SF
SPACE THAT IS LEASED
ON A MONTH-TO-
MONTH TENANT**



**VIEW OF THE WAREHOUSE
LOOKING TO THE WEST END**

**INSULATED CEILINGS IN
THE WAREHOUSE AND
AIR CONDITIONED
WAREHOUSE**





LARGE FENCED SECURE YARD THAT WRAPS AROUND THE BUILDING AND HAS TWO ACCESS GATES