



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. COMPACT

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Garney Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

# Industrial

## OWNER-USER WITH INCOME OPPORTUNITY FOR SALE

**Tyson Breinholt**  
D 480.966.7513  
M 602.315.7131  
tbreinholt@cpiaz.com

**Clifford Jenkins**  
D 480.634.2332  
M 480.888.6017  
cjenkins@cpiaz.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	±17,017 SF	
Available for Owner-User	±11,413 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
Parking Ratio	1/1,000	
Yard	Fenced & Secured	
Doors	Front Loaded, Grade Level	
<b>SALE PRICE</b>	<b>\$4,112,400.00</b>	



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S.6

S.5

S.4

S.3

S.2

S.1

2101



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INDUSTRIAL OWNER-USER WITH INCOME OPPORTUNITY | FOR SALE



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



