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



COMMERCIAL PROPERTIES INC. Locally Owned. Globally Connected.

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301 SCOTISDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdate, AZ 85258 | www.cpiaz.com

NCUSTIA WITH FENCED YARD AVAILABLE FOR LEASE

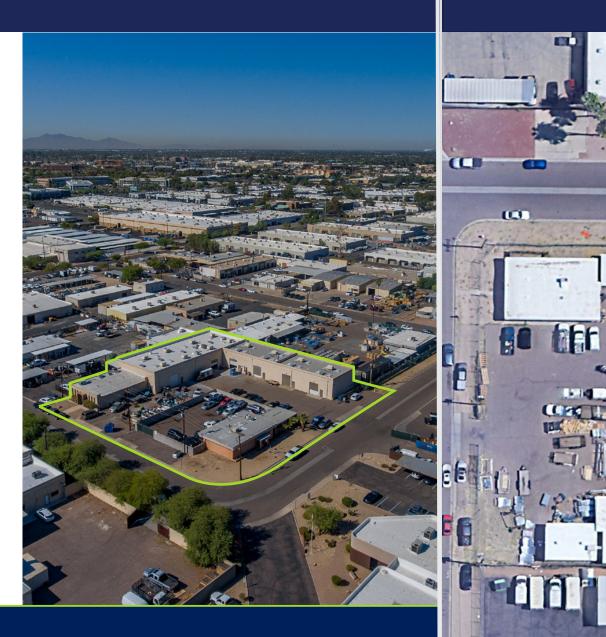


Tyson Breinholt D 480.966.7513 M 602.315.7131 tbreinholt@cpiaz.com

Clifford Jenkins D 480.634.2332 M 480.888.6017 cjenkins@cpiaz.com

ABOUT THE PROPERTY

Property Description	Multi-Tenant Industrial Space For Lease	
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	
Lot Size	0.92 Acres	
Street Frontage	Shangri-La Road & 21st Avenue	
Zoning		I-1
Power	11200 N 21st Ave: 2101 W Shangri-La: 2115 W Shangri-La: 3 P	3 Phase, 400 A, 240 V 3 Phase 200 A, 240 V hase 200 A, 120/208 V
Parking Ratio	1/1,000	
Yard	Fenced & Secured	
Doors	Front Loaded, Grade Level	



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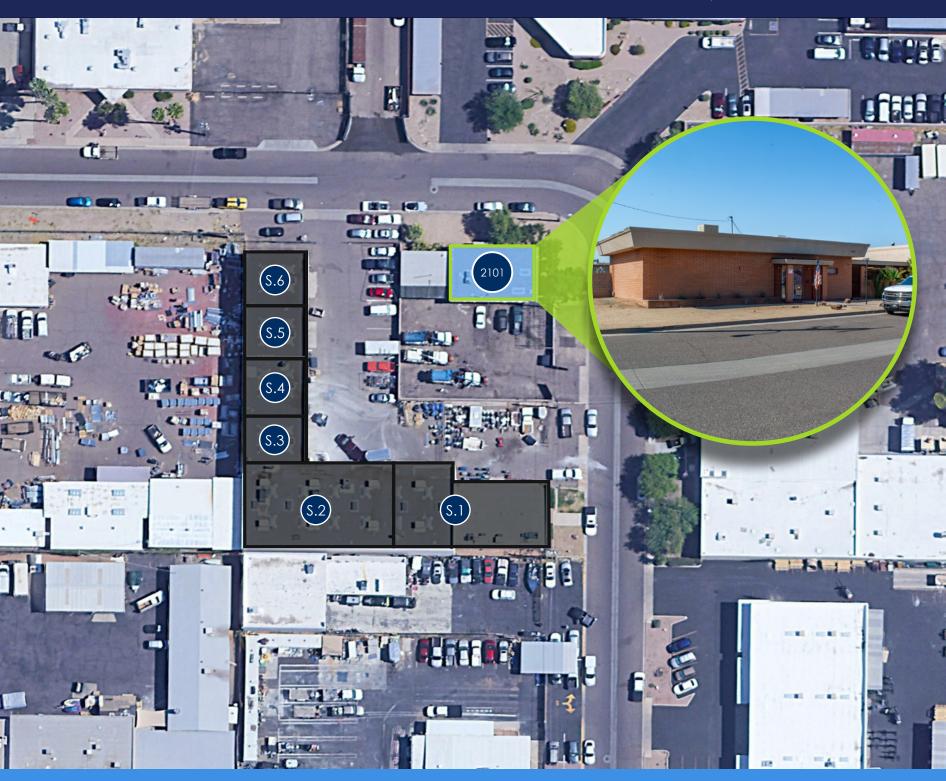
The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warrantly or representation about such information. The prospective buyer or lessee should 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. July 8, 2024 3:54 PM



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INDUSTRIAL | FOR LEASE

Industrial FOR LEASE

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2115

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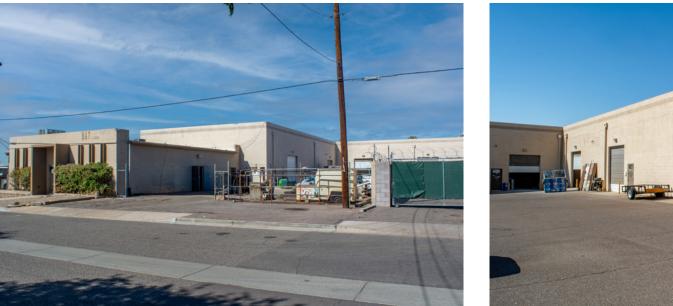


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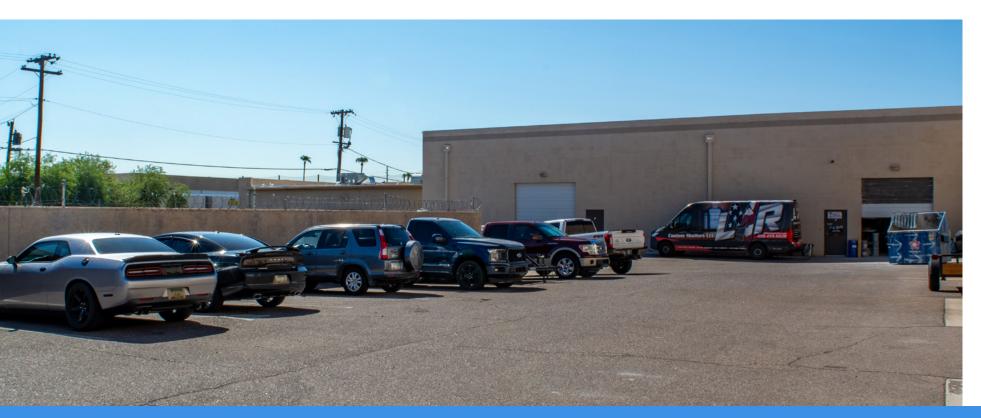




INDUSTRIAL | FOR LEASE









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