



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CONTRAC

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

## 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:	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	



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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. July 8, 2024 3:54 PM

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