

# 2323

W Rose Garden Ln  
Phoenix, AZ, 85027

**Deer Valley Air Conditioned Flex Warehouse  
± 36,500 - 58,000 SF Available For Lease**

**ROSS  
BROWN**





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**W Rose Garden Ln  
Phoenix, AZ, 85027**

**± 36,500 SF**

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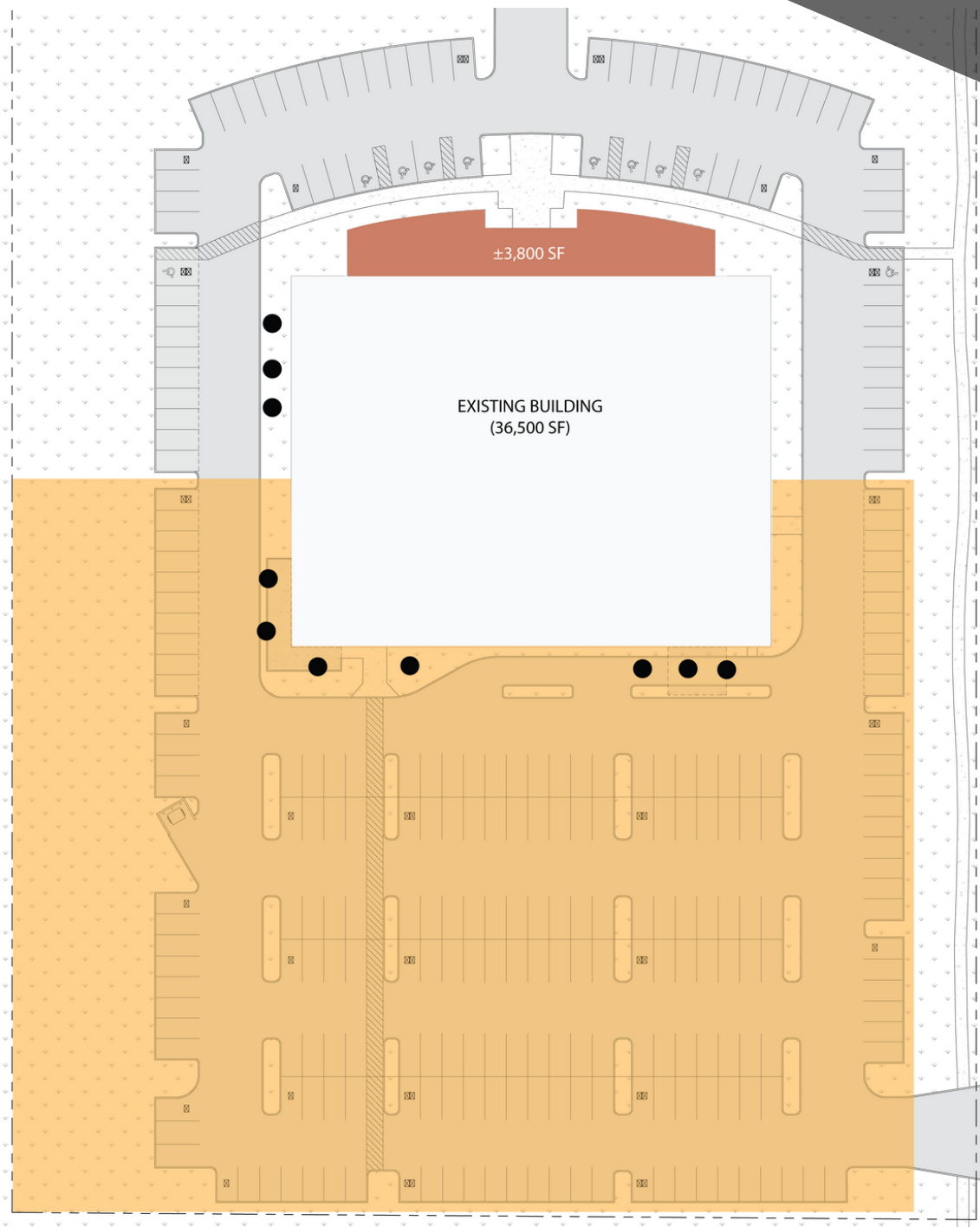
## **Current Property Highlights**

- ± 36,500 SF
- Flex Building
- Light Manufacturing/Assembly/Warehousing
- Fully Air Conditioned
- 13' Clear Height
- 2,000a 277/480v Power
- Grade Level Loading
- ± 2.5 Acre Secured Yard (capable)

**ROSS  
BROWN**



# Existing Building Site Plan



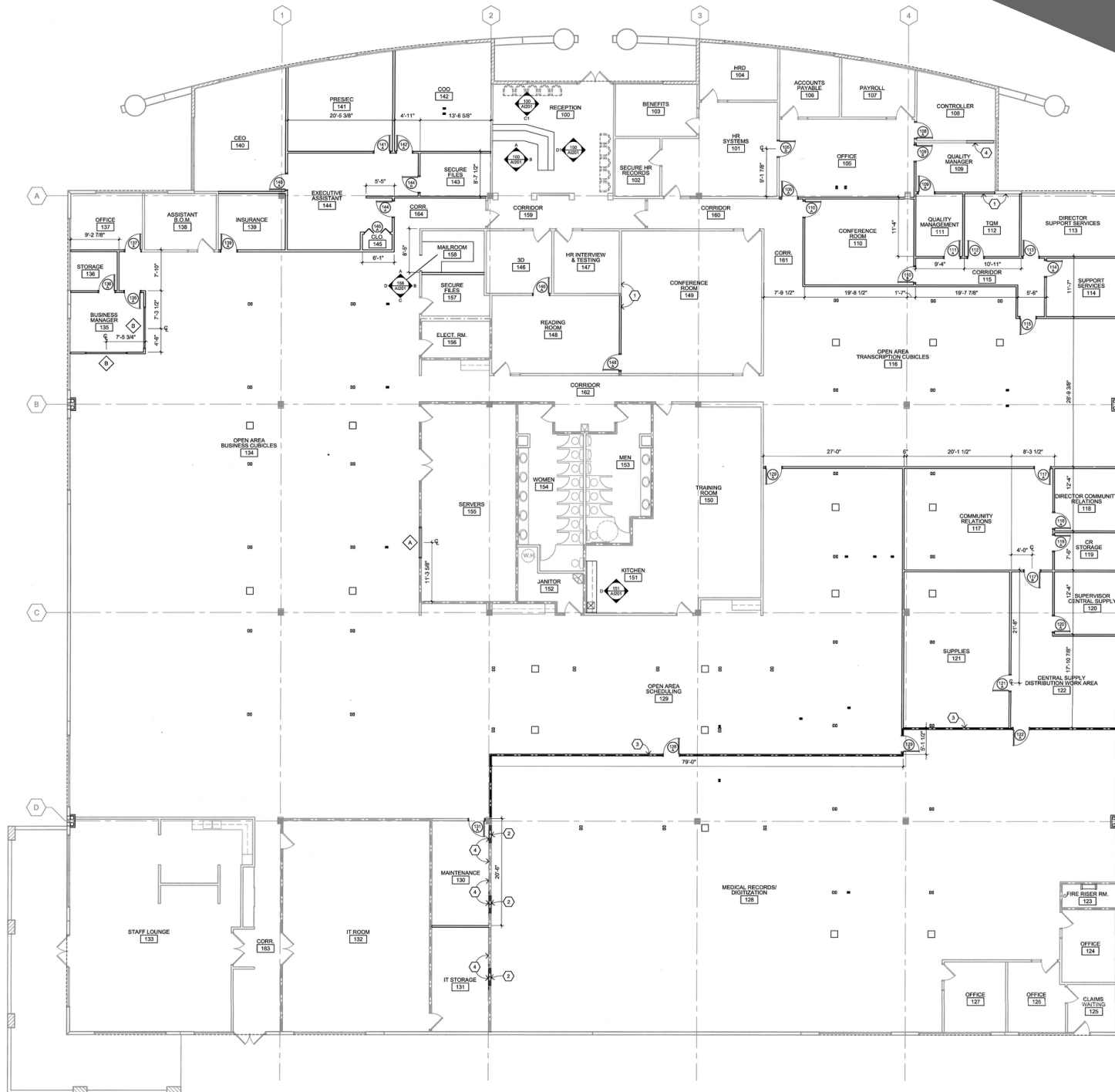
● Potential Grade Level Loading

■ Potential Yard ±2.5 Acres

■ Potential Office (current buildout is 100% office)



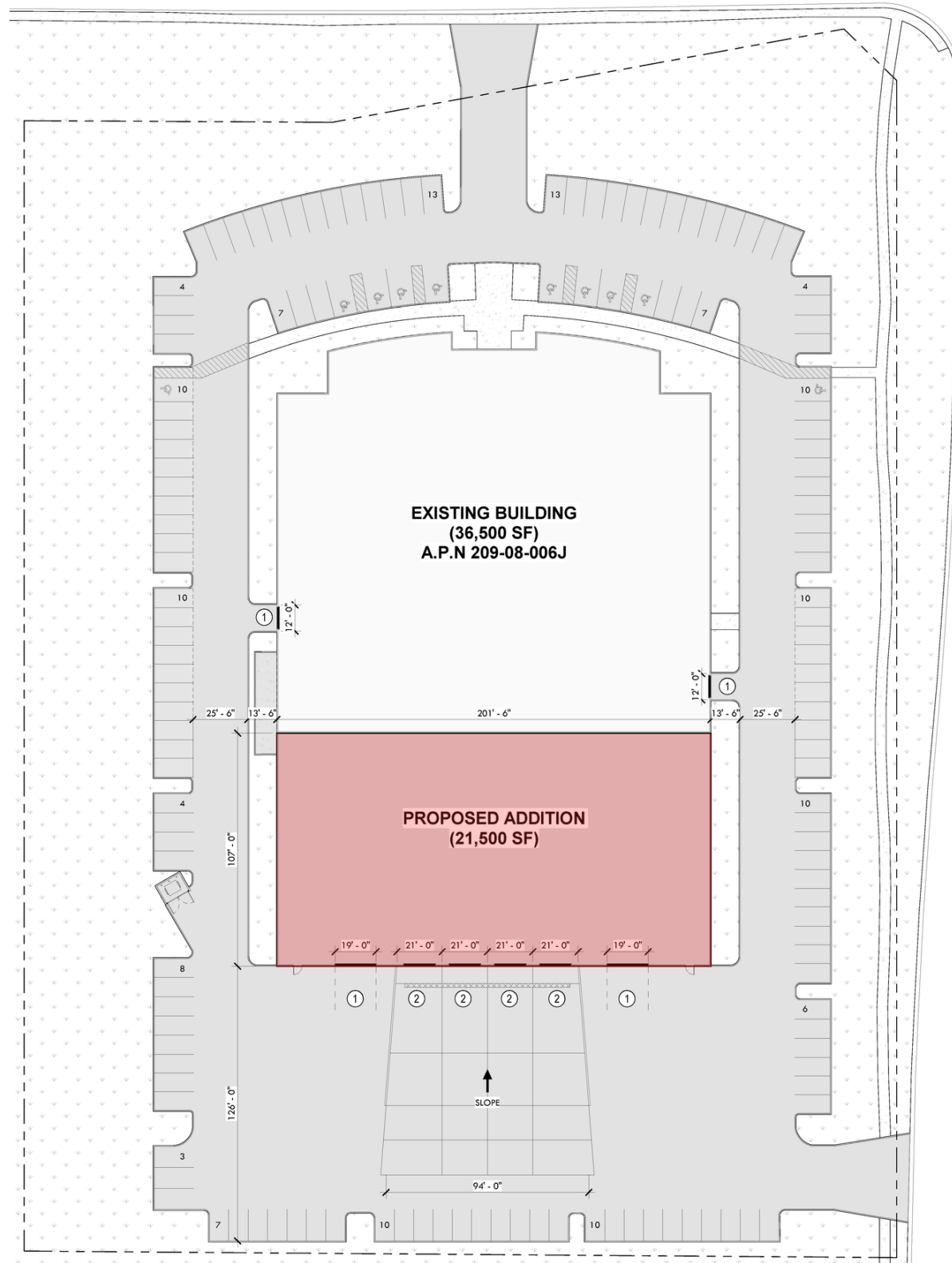
# Existing Building Floor Plan



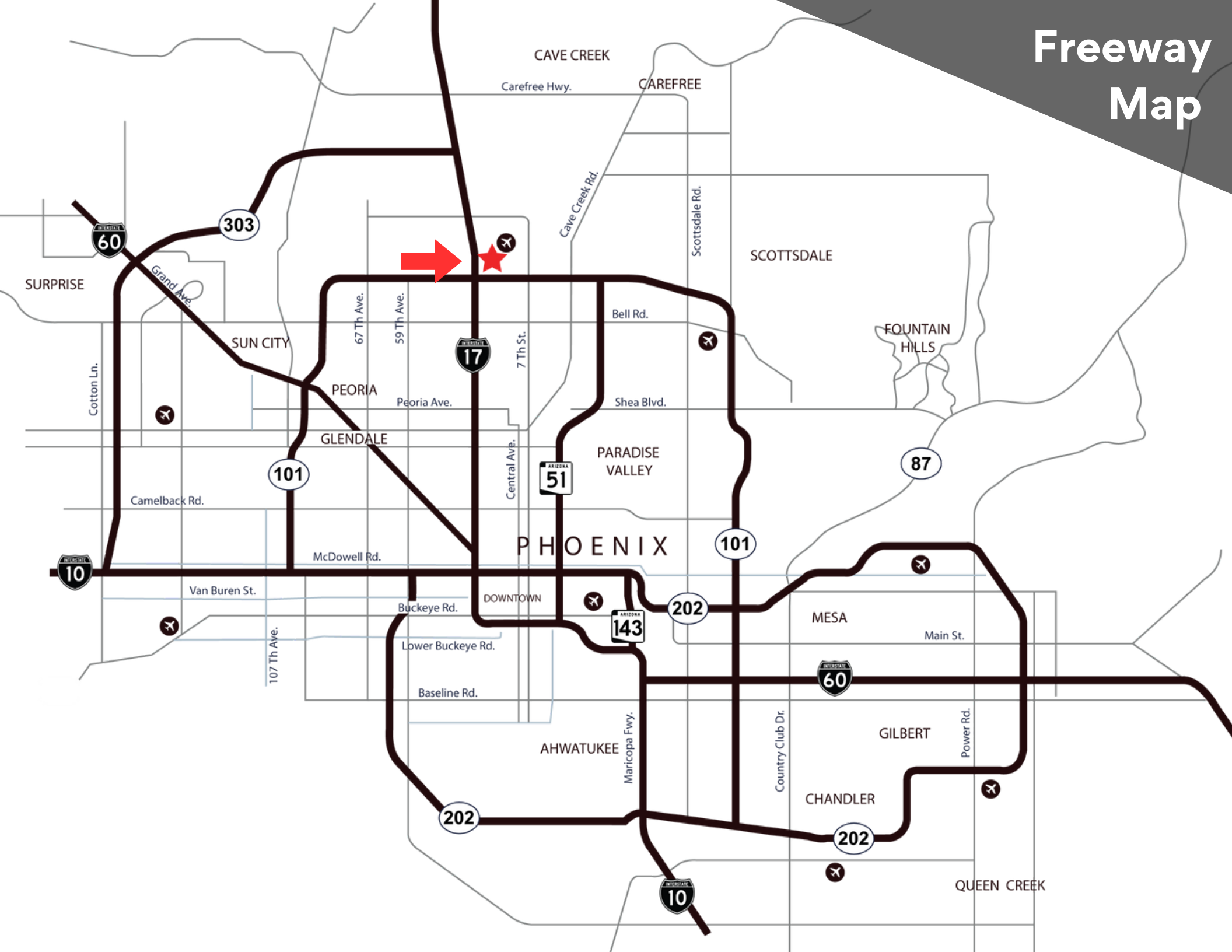


**W Rose Garden Ln  
Phoenix, AZ, 85027  
± 58,000 SF**

- Existing Building + Proposed Warehouse Addition
- ± 21,500 SF Warehouse Addition
- 24' Clear Height
- 2 Grade Level Loading
- 4 Truck-well Loading Doors
- Secured Yard









# Location Map



PINNACLE PEAK RD

DEER VALLEY RD

ROSE GARDEN LN

2323 W Rose Garden



23RD AVE





# Location Map



ROSE GARDEN LN

PINNACLE PEAK RD

DEER VALLEY RD

23RD AVE





Please Contact:

**Shawn Dooley**

480.227.7288

sdooley@rossbrown.com

