

100% HVAC DEER VALLEY WAREHOUSE

FOR SUBLEASE

21617 N 2ND AVE | PHOENIX, AZ 85027



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PROPERTY DETAILS

LISTING ADDRESS	21617 N 2ND AVE PHOENIX, AZ 85027
SUBLEASE RATE	\$1.25/SF + Utilities
SUBLEASE TERM	June 30, 2030 (4 Years Remaining)
BUILDING SIZE	±10,845 SF
LOT SIZE	±17,908 SF (±0.41 AC)
ZONING	A-1 (Phoenix) 
PARCEL	209-10-042B
YEAR BUILT	1984



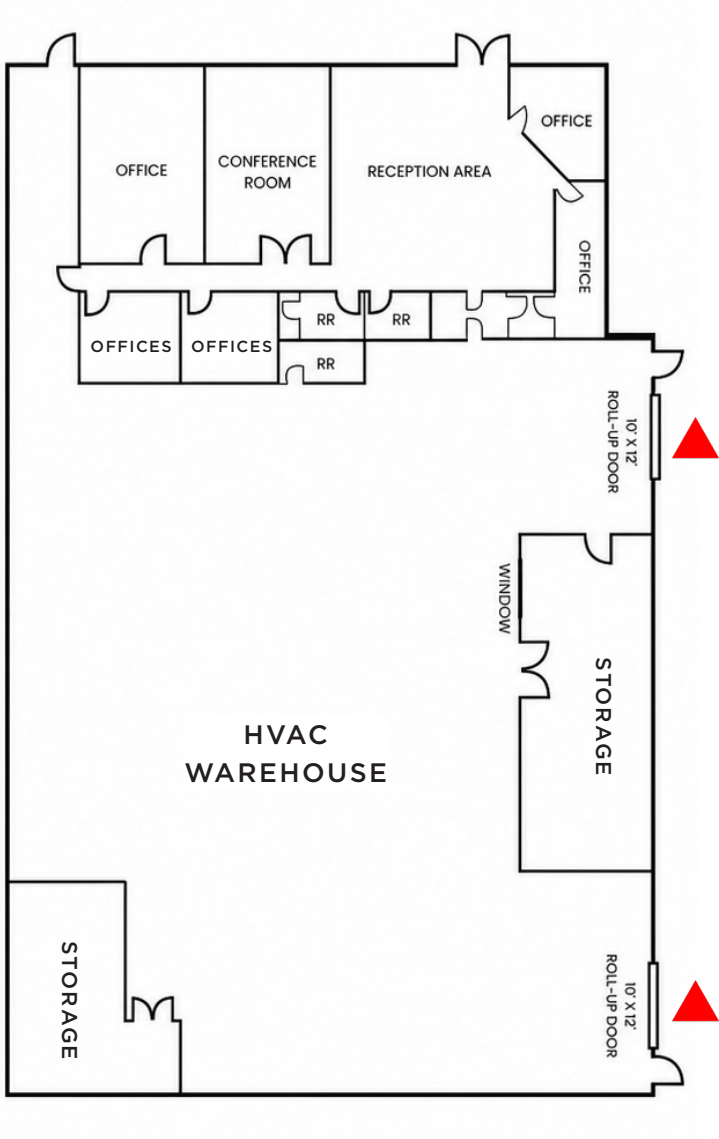
PROPERTY HIGHLIGHTS

- Clear height: 14'
- Power: 800A, 120/208V, 3-Phase
- 100% HVAC
- Two (2) grade level doors (10' x 12')
- ±80% warehouse/±20% office
- Secured fenced yard
- Skylights
- Power drops and air lines throughout warehouse
- Office Layout: 6 private offices, 1 breakrooms, 3 bathrooms, 2 conference rooms



SECURED YARD

FLOORPLAN



 = GRADE LEVEL DOOR



16 MINUTES,
11 MILES
TO TSMC

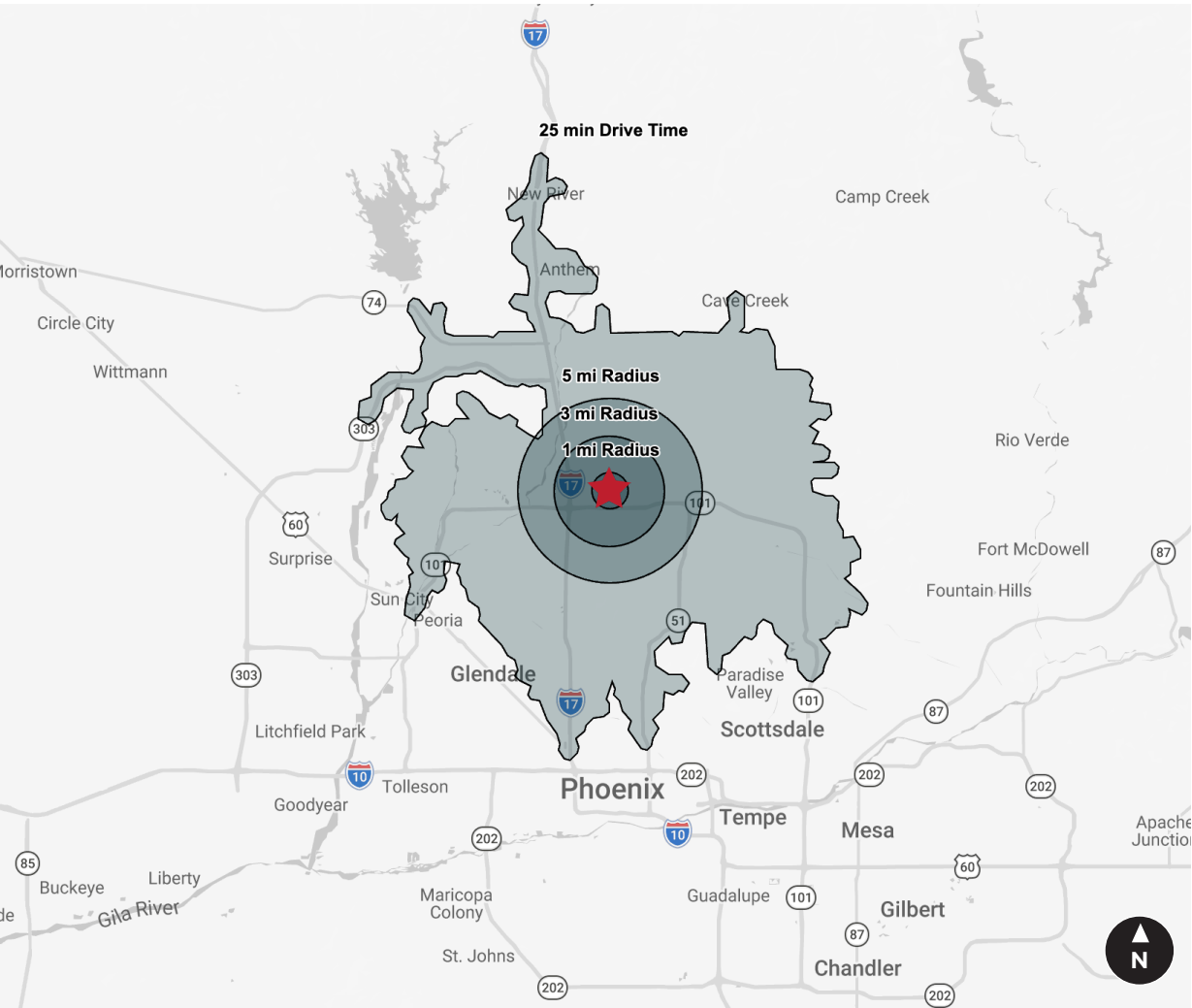
DVT
PHOENIX DEER VALLEY AIRPORT

4 MINUTES,
0.7 MILES
TO DVT



6 MINUTES,
2.3 MILES
TO I-17

DEMOGRAPHICS



POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2025	3,162	85,386	242,714
2030	3,245	84,403	239,480

HOUSEHOLDS

YEAR	1 MILE	3 MILES	5 MILES
2025	1,408	37,069	99,829
2030	1,464	36,780	98,979

AVERAGE INCOME

YEAR	1 MILE	3 MILES	5 MILES
2025	\$117,493	\$116,576	\$129,137

MEDIAN INCOME

YEAR	1 MILE	3 MILES	5 MILES
2025	\$91,498	\$91,708	\$99,631

EMPLOYEES

YEAR	1 MILE	3 MILES	5 MILES
2025	5,052	55,930	92,989

BUSINESSES

YEAR	1 MILE	3 MILES	5 MILES
2025	490	5,191	10,556

*Stats from SitesUSA

PHOENIX CITY OVERVIEW

GROWING POPULATION

The City of Phoenix a fast-paced and dynamic city with a welcoming attitude towards its residents and businesses. Phoenix is the 5th largest city in the United States, and currently houses more 1.6M residents with the median age being 34 years old. The population grew 11.2% in between 2010-2020, and the city is still seeing businesses and families alike relocating to the city. Phoenix has plenty to offer its residents and visitors, including more than 185 golf courses, 10 luxurious resorts, the finest dining in the state, and more than 50 miles of hiking, biking, and horseback riding trails.

BUSINESS IN PHOENIX

There are currently close to 50,000 businesses in Phoenix and over 750,000 employees. Entertainment, travel, and apparel are the most popular business sectors residents spend their income on. Phoenix is home to corporate headquarters of five Fortune 500 companies: Avnet, Freeport-McMoRan, Republic Services, Magellan Health and Sprouts Farmers Market (2021).



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