



Northwest Valley Flex Condo For Lease



Olive Business Park Unit 413

9299 WEST OLIVE AVENUE, PEORIA, AZ 85345

PRESENTED BY:

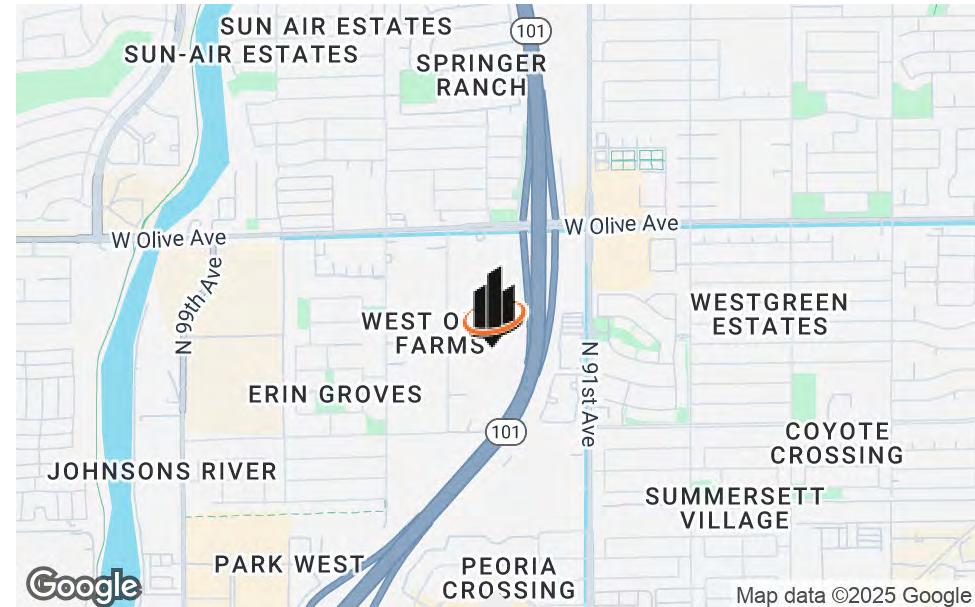
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PROPERTY DETAILS & HIGHLIGHTS

UNIT	413 (Double End Cap Unit)
LEASE RATE:	\$16.00
LEASE TYPE:	NNN
PROPERTY TYPE	Industrial/Flex
APN	142-55-896
BUILDING SIZE	6,136 SF
YEAR BUILT	2006
NUMBER OF FLOORS	2 (w/ Mezzanine Office)
2025 PROPERTY TAX:	\$8,854.94 per year
ASSOCIATION DUES:	\$833.47 per month

SVN Desert Commercial Advisors is pleased to present a flex condo opportunity for lease in the heart of the Northwest Valley. This 6,136 SF industrial property, constructed in 2006, offers a strategic endcap location with Loop 101 Freeway frontage, ensuring maximum visibility. Boasting 60% warehouse and 40% office space, it comes equipped with two 12' x 14' grade level doors for seamless operations. Ideal for various business ventures, the property includes monument signage availability, enhancing its commercial appeal. With a BPI zoning, this property presents a compelling opportunity for industrial, warehouse, quasi retail, or distribution occupiers seeking a strategic foothold in the flourishing Peoria submarket.



- Endcap Unit w/ Loop 101 Freeway Frontage
- ±6,136 SF w/ ±60% Warehouse ±40% Office and Mezzanine
- Three (3) Restrooms, One (1) w/ Shower
- Fully Air Conditioned
- Two (2) 12' x 14' Grade Level Doors
- Formerly CrossFit Gym
- Monument Signage Availability
- BPI Zoning - City of Peoria
- Loop 101 Freeway Exposure
- Close Proximity to Westgate/Tanger Outlets, Future Via Resort, Park West, and Gateway Pavilions Retail Amenities
- Professionally Managed Association

LEASE SPACES

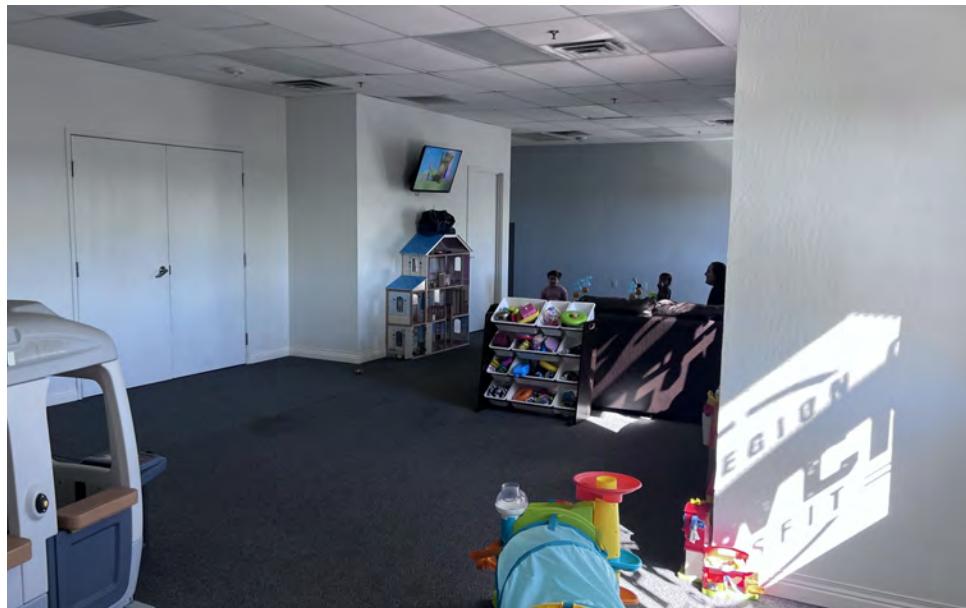
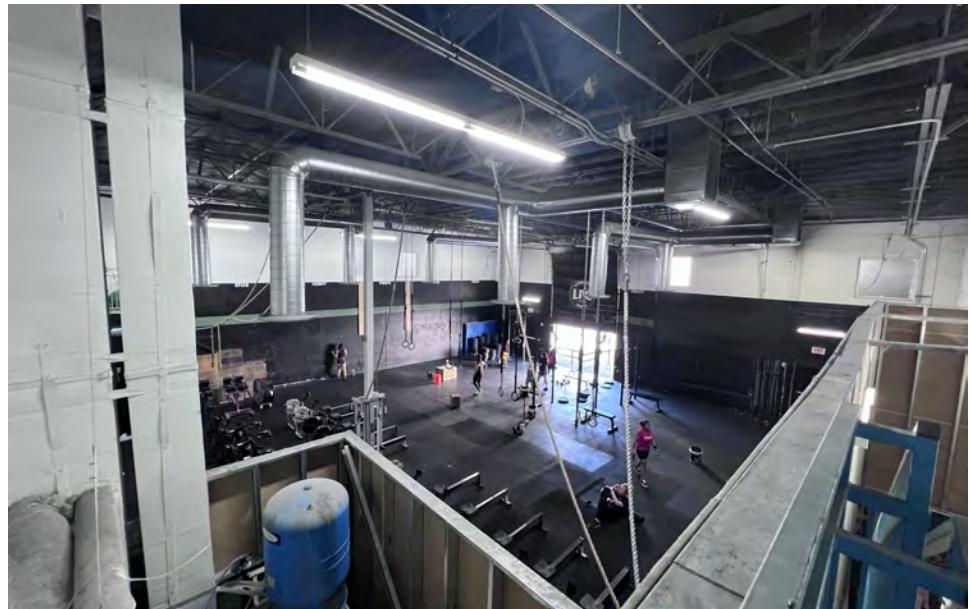
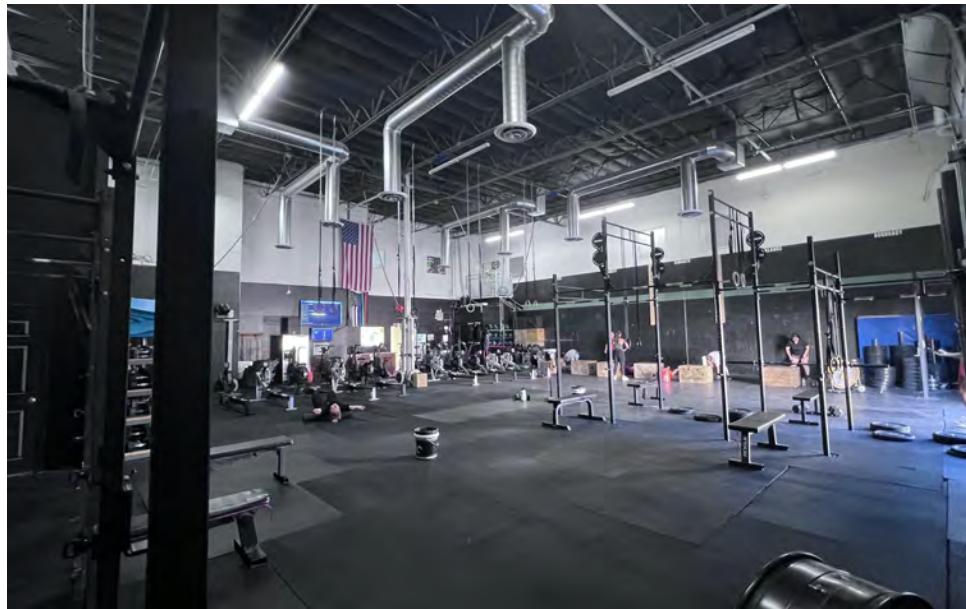
LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	6,136 SF	LEASE RATE:	\$16.00 SF/yr

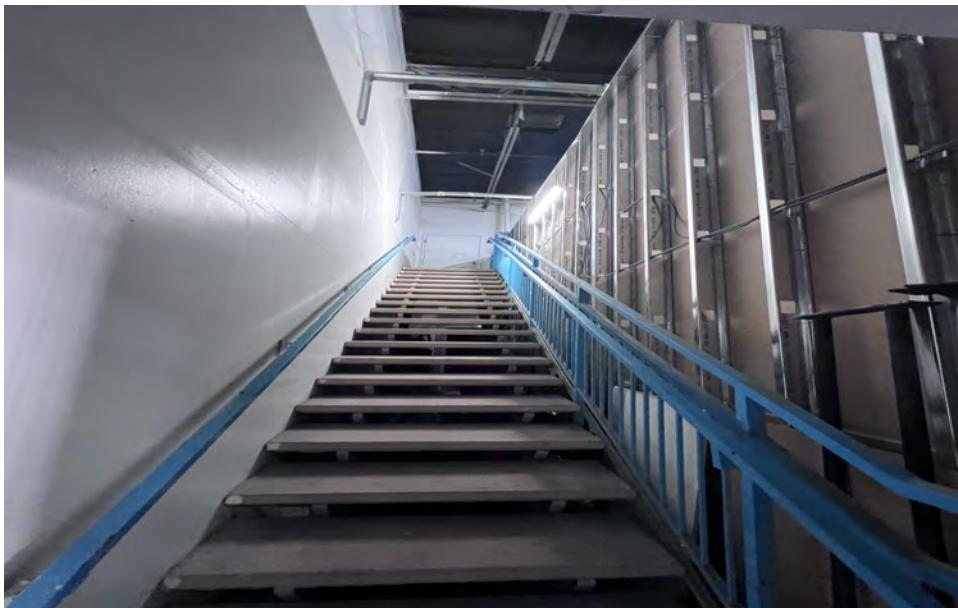
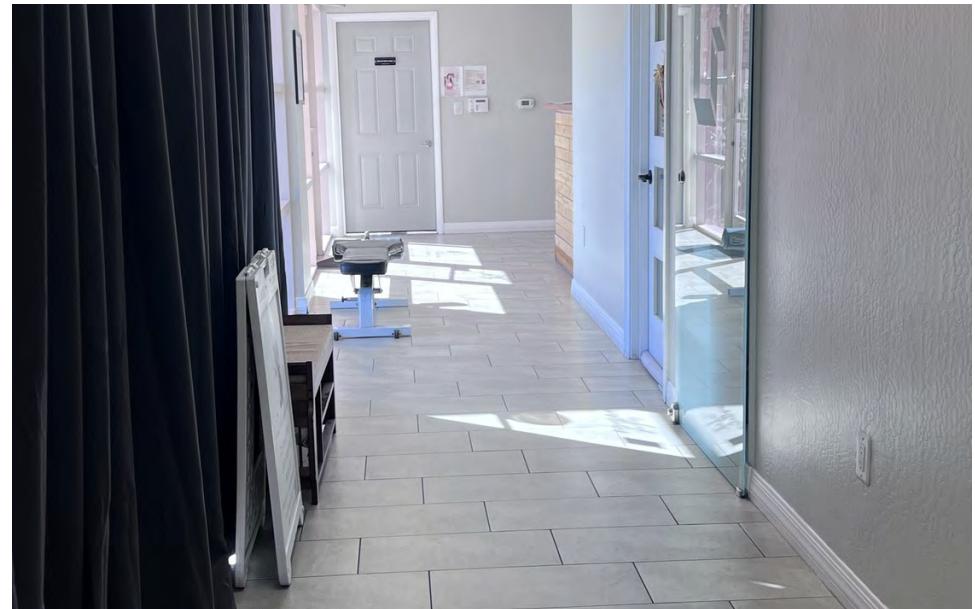
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Olive Business Park Unit 413	Available	6,136 SF	NNN	\$16.00 SF/yr	Forger Gym Tenant: Available February 1st, 2026.

INTERIOR PHOTOS



ADDITIONAL INTERIOR PHOTOS



TRAFFIC COUNTS



FLOOR PLAN: ±6,136 SF



*Not to scale - Buyer and its representatives to independently verify accuracy

LOCAL AMENITIES



DISCLAIMER

We obtained the information presented within from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions, or estimates are for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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