



Industrial/Flex Condo For Lease



**9299 West Olive Avenue
Unit 306**

PEORIA, AZ 85345

PRESENTED BY:

JONATHAN LEVY

O: 480.425.5538

jonathan.levy@svn.com

AZ #SA648012000

ELIJAH STEPHENS

O: 480.425.5513

elijah.stephens@svn.com

AZ #SA693314000

PROPERTY SUMMARY

OLIVE BUSINESS PARK UNIT 306

9299 WEST OLIVE AVENUE
PEORIA, AZ 85345

OFFERING SUMMARY

LEASE RATE:	\$15.00 PSF/YR NNN
AVAILABLE SF:	3,105 SF
APN:	142-55-563
YEAR BUILT:	2006
LEASE STRUCTURE:	NNN
NNN COSTS:	\$3.48 PSF/YR



PROPERTY SUMMARY

SVN Desert Commercial Advisors is pleased to offer for lease an Industrial/Flex Condo Unit at the desirable Olive Business Park. Boasting approximately 3,105 SF, this unit offers a majority warehouse/distribution space ideal for various industrial needs. The space features a competitive NNN lease structure. The space offers two private offices, break room, reception area and ADA restroom along with second floor open mezzanine space. The warehouse portion offers ample space for occupiers looking to take advantage of the 22' clear height. With quality 2006 construction and BPI zoning in Peoria, this property presents an outstanding opportunity for businesses seeking a versatile and well-equipped industrial space in a prime location.

PROPERTY HIGHLIGHTS

- Industrial/Flex Condo Unit for Lease
- ±3,105 SF - Includes Mezzanine Space
- Two Offices, Restroom, Break Room, Reception Area
- Oversized Utility/Mop Sink in Warehouse
- 12' x 14' Roll Up Door
- Majority Warehouse/Distribution Space
- Solar Panels on Roof to Eliminate Electric Costs - Tenant Pays Any Overage From APS Directly to Landlord
- 225 Amps with 3 Phase and 208Y/120V
- 2006 Construction
- BPI Zoning - Peoria



Mezzanine Over Office



12'x14' Roll Up Door



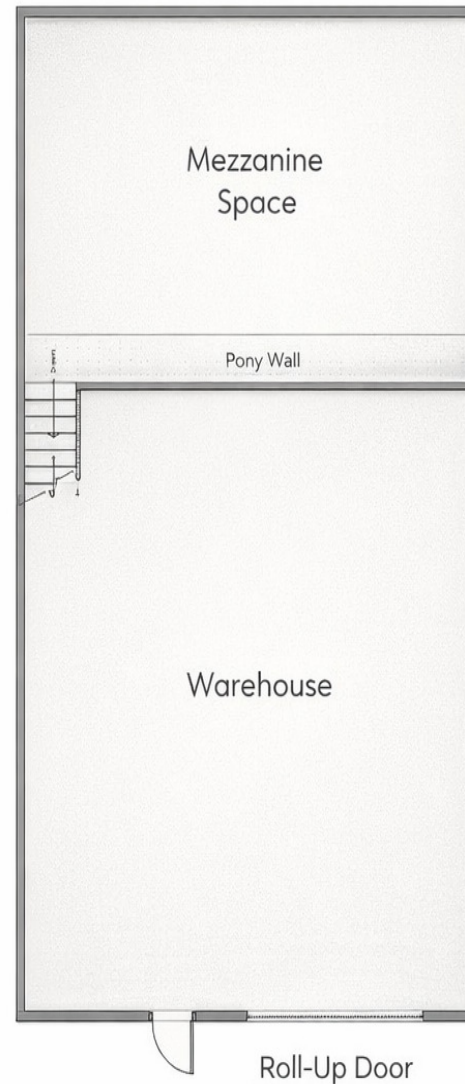
Loop 101 Access

FLOORPLAN

First Floor



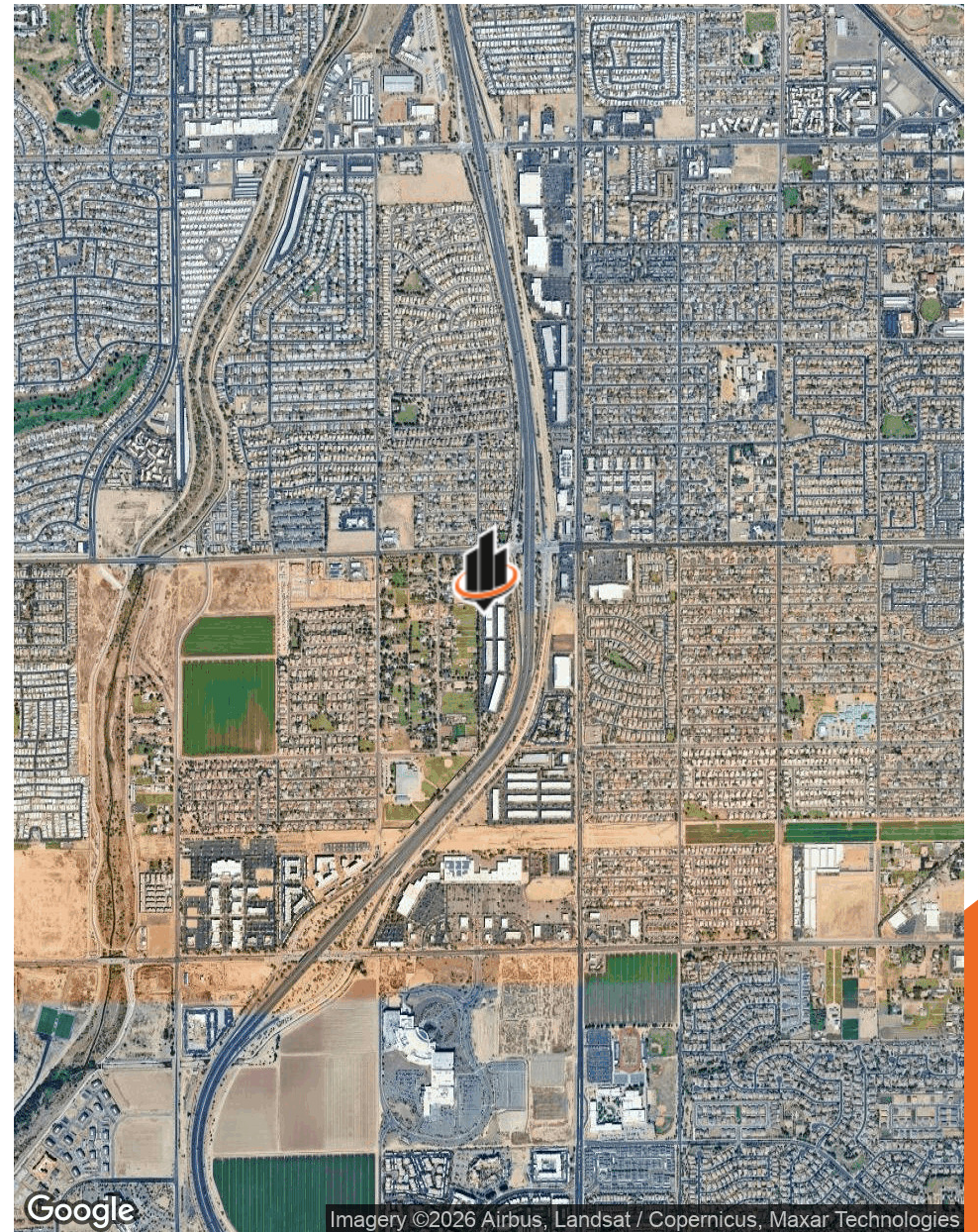
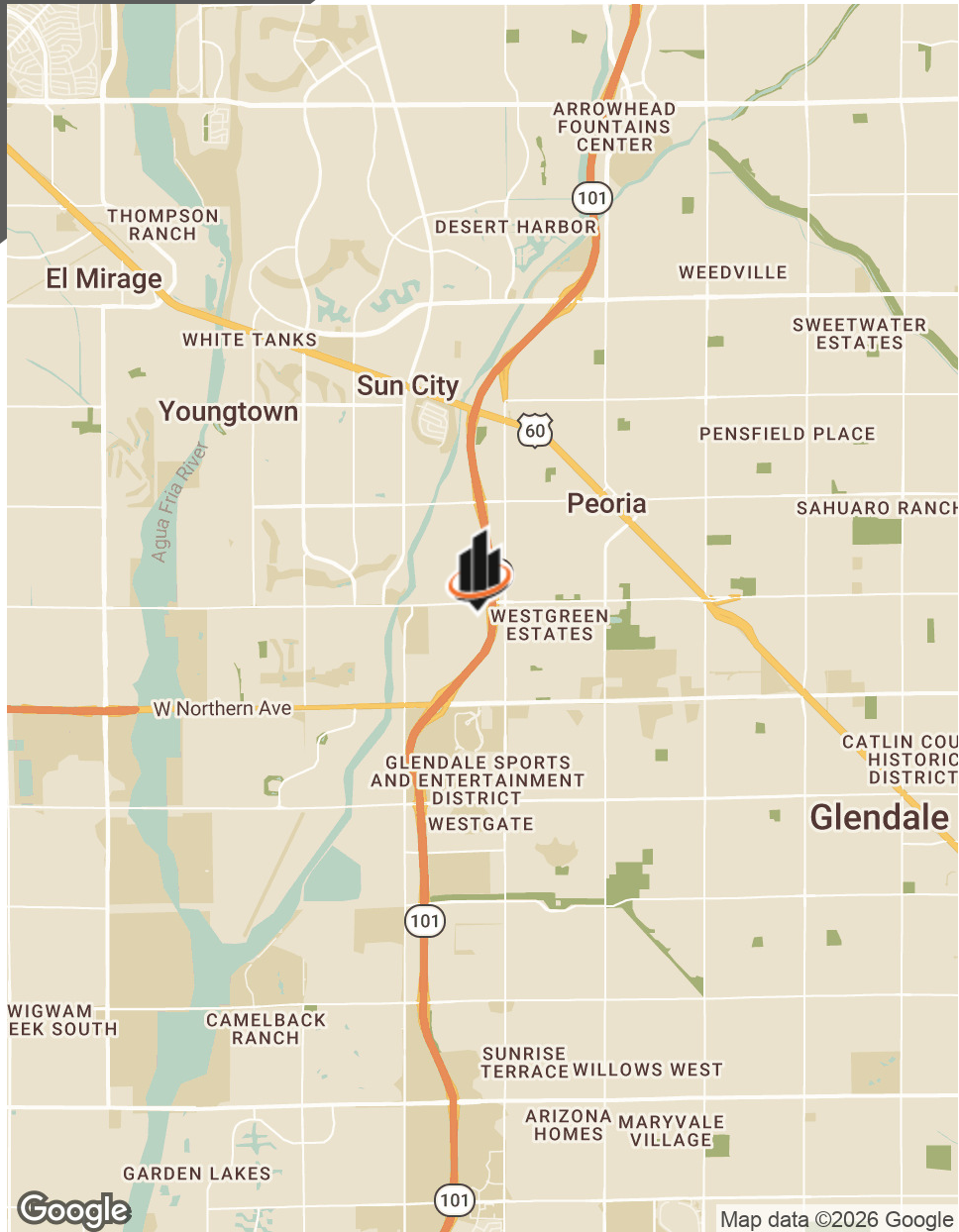
Second Floor



INTERIOR PHOTOS



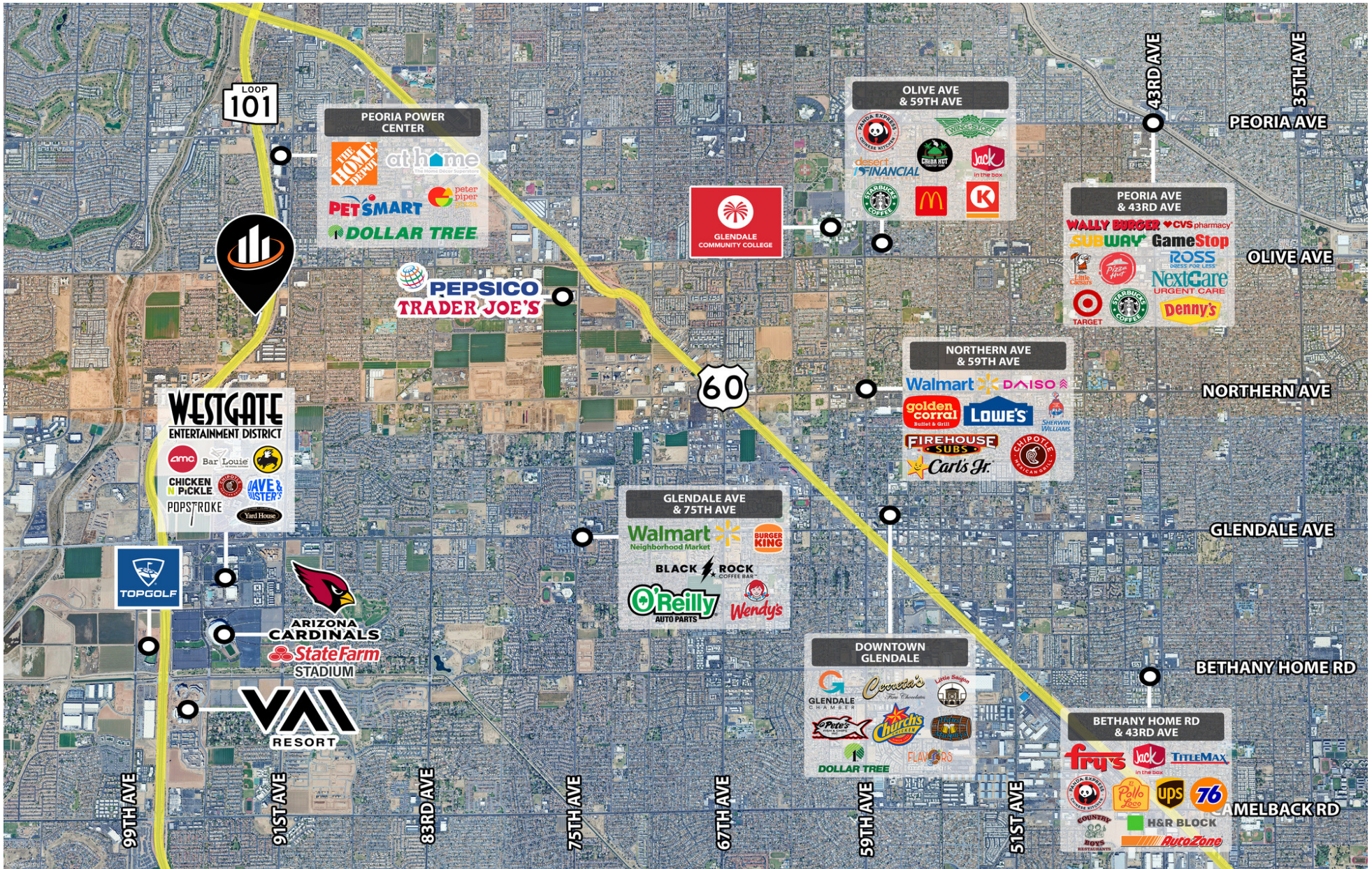
REGIONAL MAP



PARCEL MAP



RETAILER MAP



FOR MORE INFORMATION:



SVN | Desert Commercial Advisors

5343 N. 16th St., Suite 100 | Phoenix, AZ 85016

www.SVNdesertcommercial.com



Jonathan Levy

Office: 480.425.5538

Cell: 623.556.6420

jonathan.levy@svn.com



Elijah Stephens

Office: 480.425.5513

Cell: 602.384.4550

elijah.stephens@svn.com

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