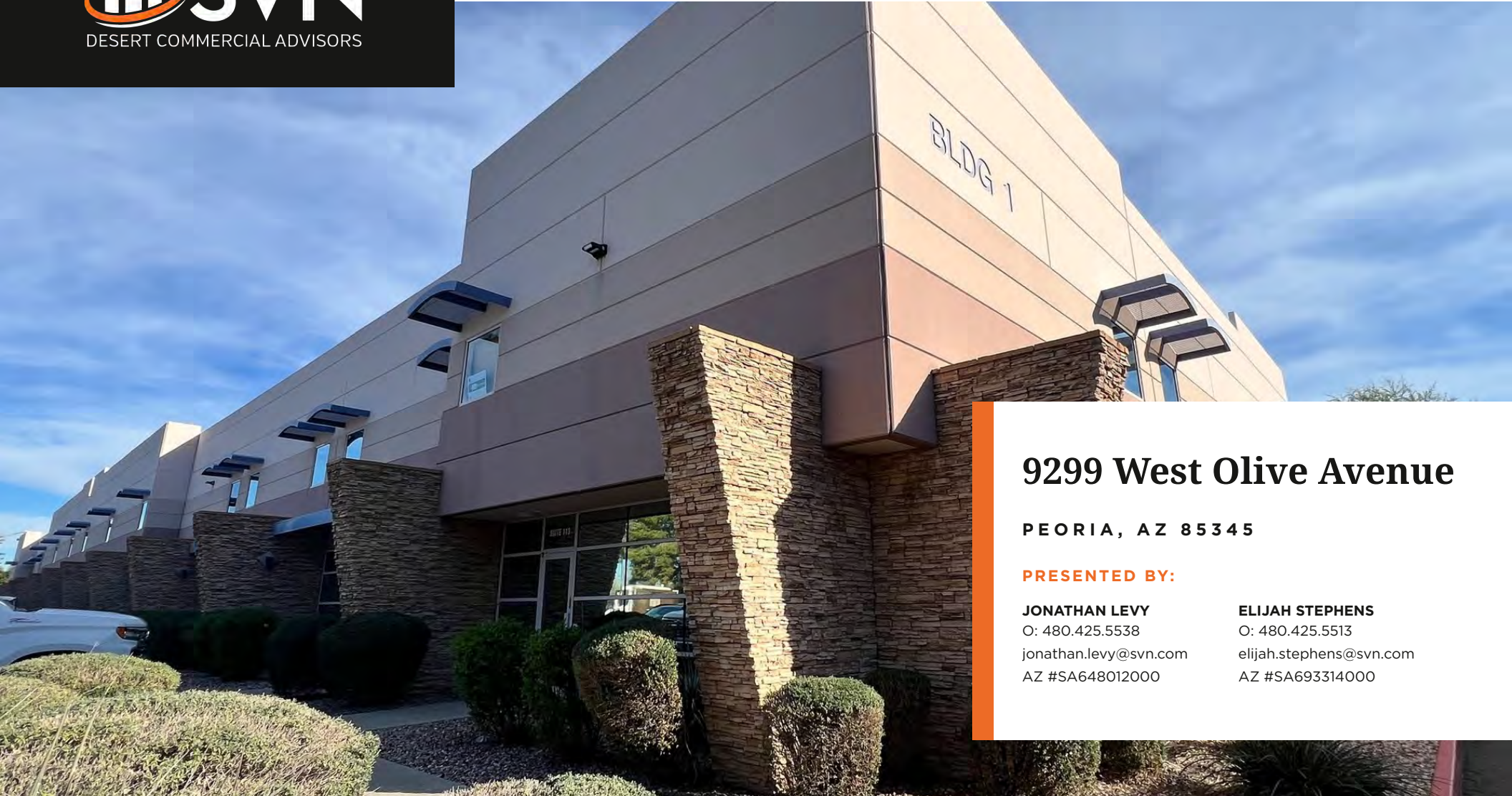




# Olive Business Park Unit 113 For Lease



**9299 West Olive Avenue**

**PEORIA, AZ 85345**

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## PROPERTY SUMMARY

### OLIVE BUSINESS PARK UNIT 113

9299 WEST OLIVE AVENUE  
PEORIA, AZ 85345

#### OFFERING SUMMARY

LEASE RATE:	\$17.00 SF/yr (MG)
AVAILABLE SF:	3,031 SF
ZONING:	BPI
APN:	142-55-544
YEAR BUILT:	2006
TENANT RESPONSIBILITIES:	Rent + Electricity

## PROPERTY SUMMARY

SVN Desert Commercial Advisors is pleased to offer for lease an endcap Industrial/Flex Condo Unit at the desirable Olive Business Park. Boasting approximately 3,031 SF, this unit offers a majority warehouse/distribution space ideal for various industrial needs. The appealing modified gross lease structure simplifies leasing terms, allowing for a straightforward and transparent agreement. 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

- Endcap Industrial/Flex Condo Unit for Lease
- ±3,031 SF - Includes Mezzanine Space
- Majority Warehouse/Distribution Space
- Appealing Modified Gross Lease Structure
- 100% Air Conditioned in Office and Warehouse
- 2006 Construction
- BPI Zoning - Peoria



**Endcap Unit**



**12'x14' Roll Up Door**



**Loop 101 Access**

## 1ST FLOOR + MEZZANINE



## FIRST FLOOR



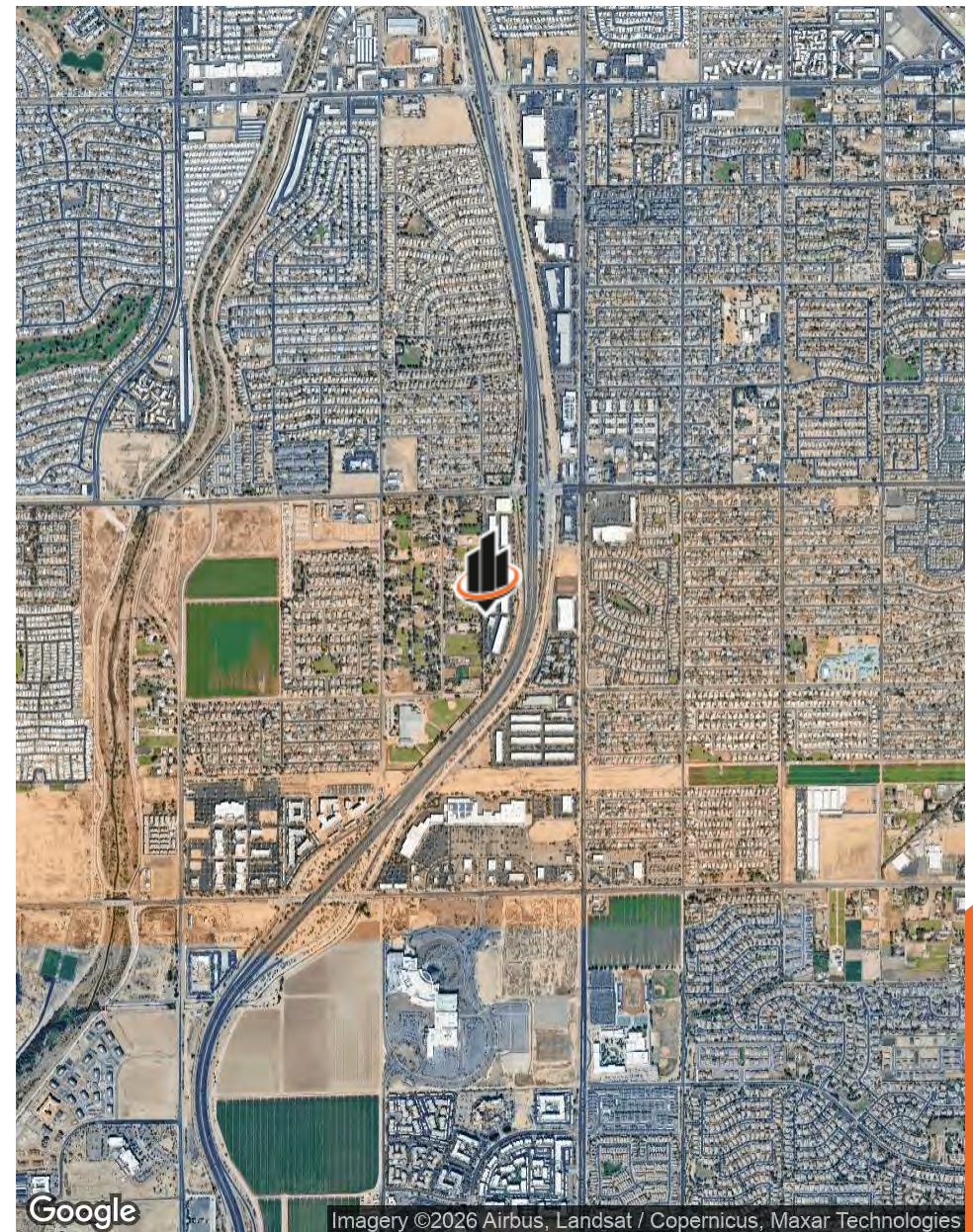
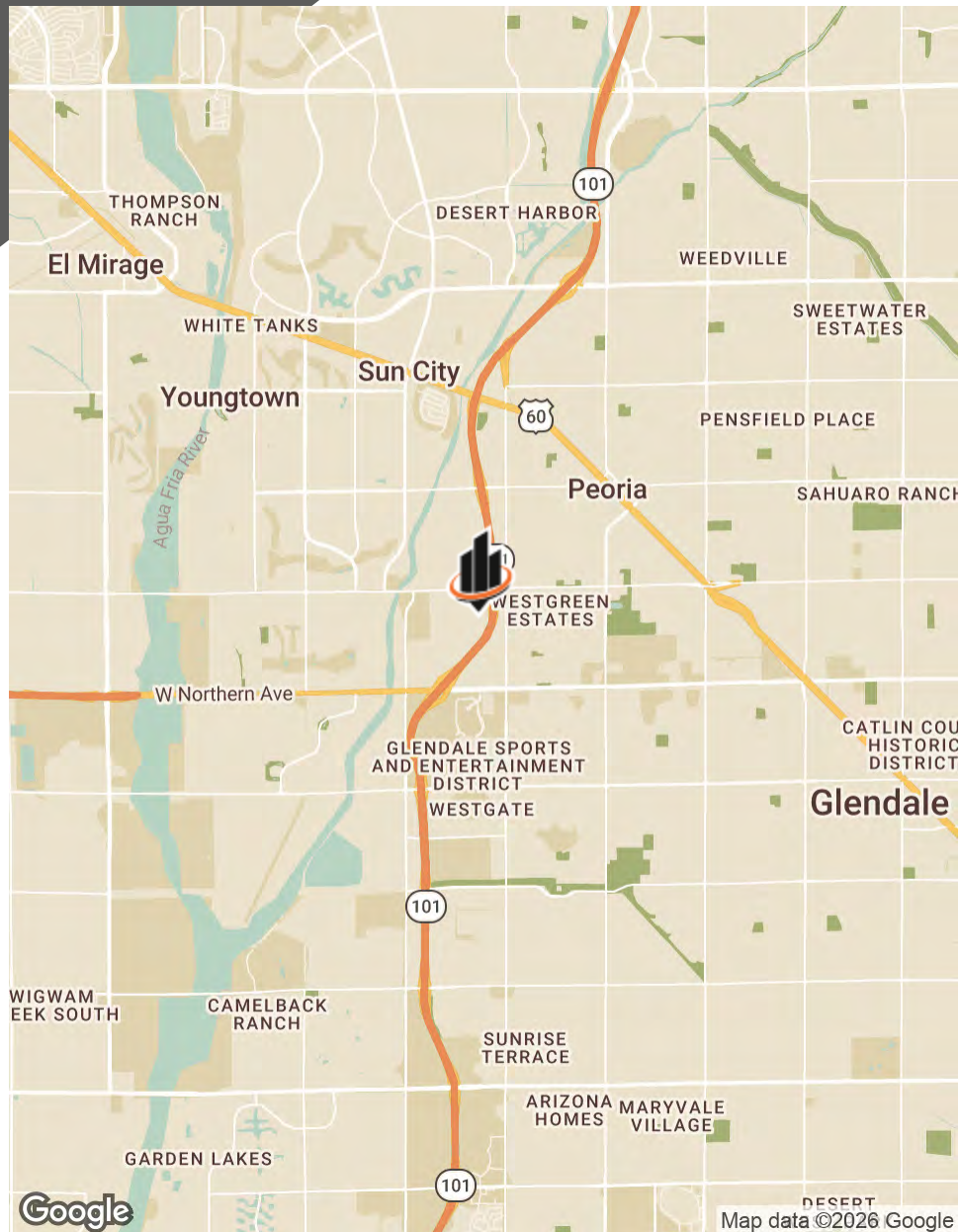


## INTERIOR PHOTOS





# REGIONAL MAP







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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.





# Collective Strength, Accelerated Growth

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