

# ±5,508 SF OFFICE/WAREHOUSE FLEX SITE ON ±22,500 SF LOT

11855 N 19TH AVE | PHOENIX, AZ 85029



## FOR SALE

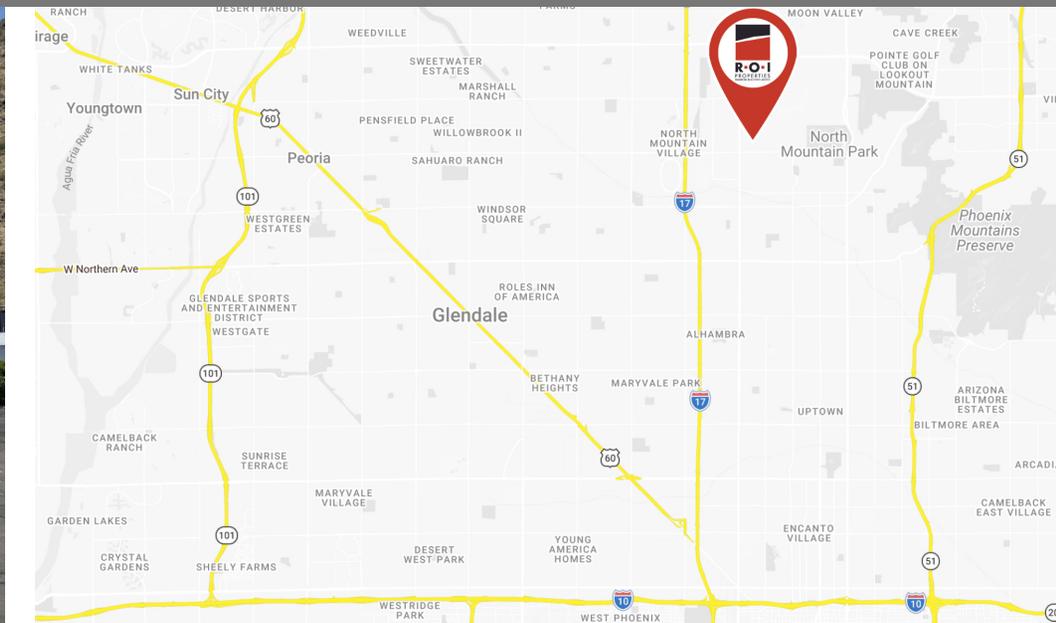
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# HIGH-VISIBILITY FLEX OPPORTUNITY

FOR SALE



## OFFERING SUMMARY

Sale Price:	\$1,430,000
Price / SF:	\$260
Building Size:	±5,508 SF
Lot Size:	22,500 SF/0.52 Acres
Zoning:	C-2
APN:	159-04-001G

## PROPERTY OVERVIEW

This premier flex opportunity at 11855 N 19th Avenue consists of two versatile structures on a substantial ±22,500 SF lot. The property features a ±3,108 SF professional office building with a freshly painted interior, including eight private offices, two bullpen areas, a reception area, and a breakroom. Complementing the office is a ±2,400 SF warehouse with four roll-up doors and a private restroom. For additional utility, the site includes a detached conex container with two additional roll-up doors. The property is strategically located with high-visibility frontage on 19th Avenue and offers immediate, efficient access to Interstate 17 for regional connectivity.

## PROPERTY HIGHLIGHTS

- Move-In Ready Office and Warehouse
- High-Utility ±22,500 SF Lot for Ample Parking/Maneuvering
- Easy I-17 Access and Near to The Metropolitan Redevelopment
- Four Roll-Up Doors + Conex

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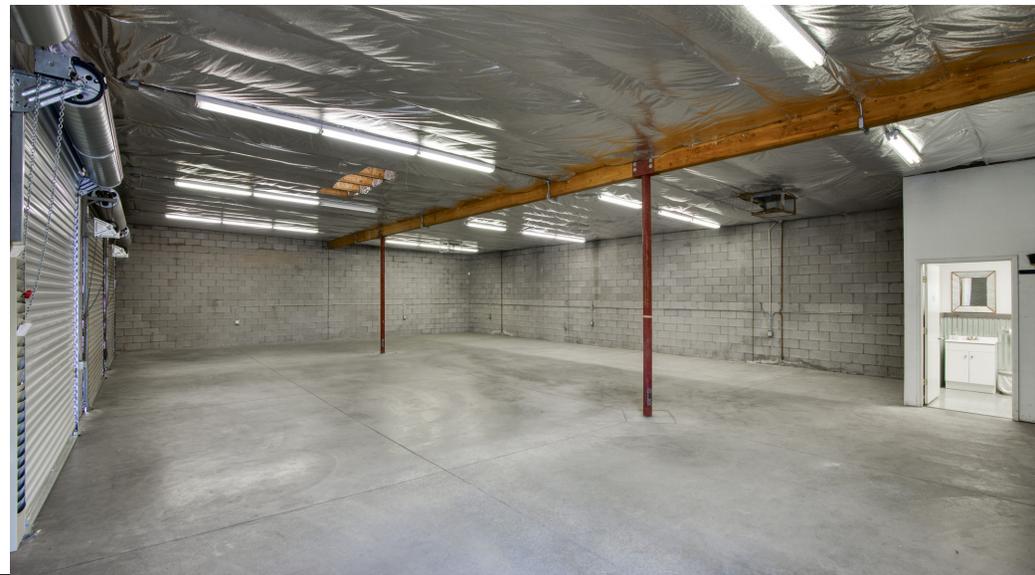
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11855 N 19TH AVE, PHOENIX, AZ 85029

# PROMINENT FRONTAGE AND FUNCTIONAL ±22,500 SF LOT

## FOR SALE



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11855 N 19TH AVE, PHOENIX, AZ 85029

# FRESHLY PAINTED FUNCTIONAL OFFICE SPACE

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11855 N 19TH AVE, PHOENIX, AZ 85029

# ±3,108 SF OFFICE - PRIVATE OFFICES, BULLPEN & BREAKROOM

## FOR SALE



FLOOR PLAN

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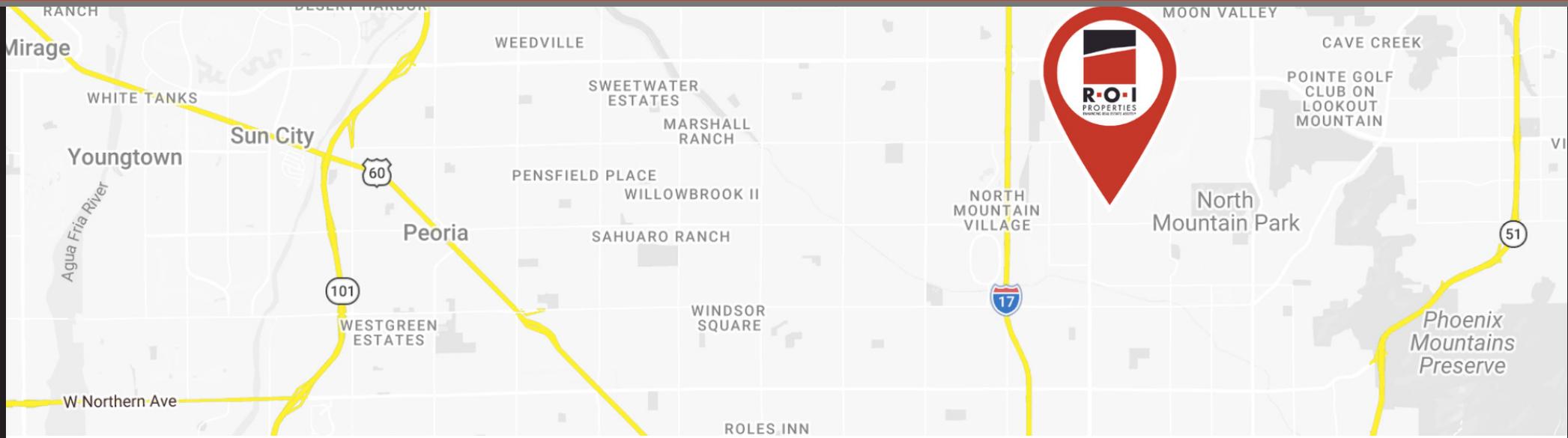
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# CONVENIENT NORTH PHOENIX LOCATION

FOR SALE



## LOCATION HIGHLIGHTS

- Immediate Freeway Access: Located approximately one mile from Interstate 17, the site offers rapid regional access, facilitating efficient logistics and service routes.
- Proximity to The Metropolitan: The property is located near the \$850 million Metropolitan redevelopment (the former Metrocenter Mall site), a 64-acre urban village planned to introduce over  $\pm 1,000$  new residential units and  $\pm 140,000$  square feet of curated retail and dining.
- Established Medical & Employment Hub: The site is located within the employment corridor, near the HonorHealth John C. Lincoln Medical Center and the North Mountain business district, ensuring steady daytime traffic.
- High-Visibility Corridor: With prominent frontage on 19th Avenue, the property benefits from significant daily vehicle counts and built-in brand exposure within a revitalizing North Phoenix submarket.

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11855 N 19TH AVE, PHOENIX, AZ 85029

# OFFICE, WAREHOUSE AND CONEX + ROOM TO MANEUVER

FOR SALE



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# REVITALIZING NORTH PHOENIX LOCATION

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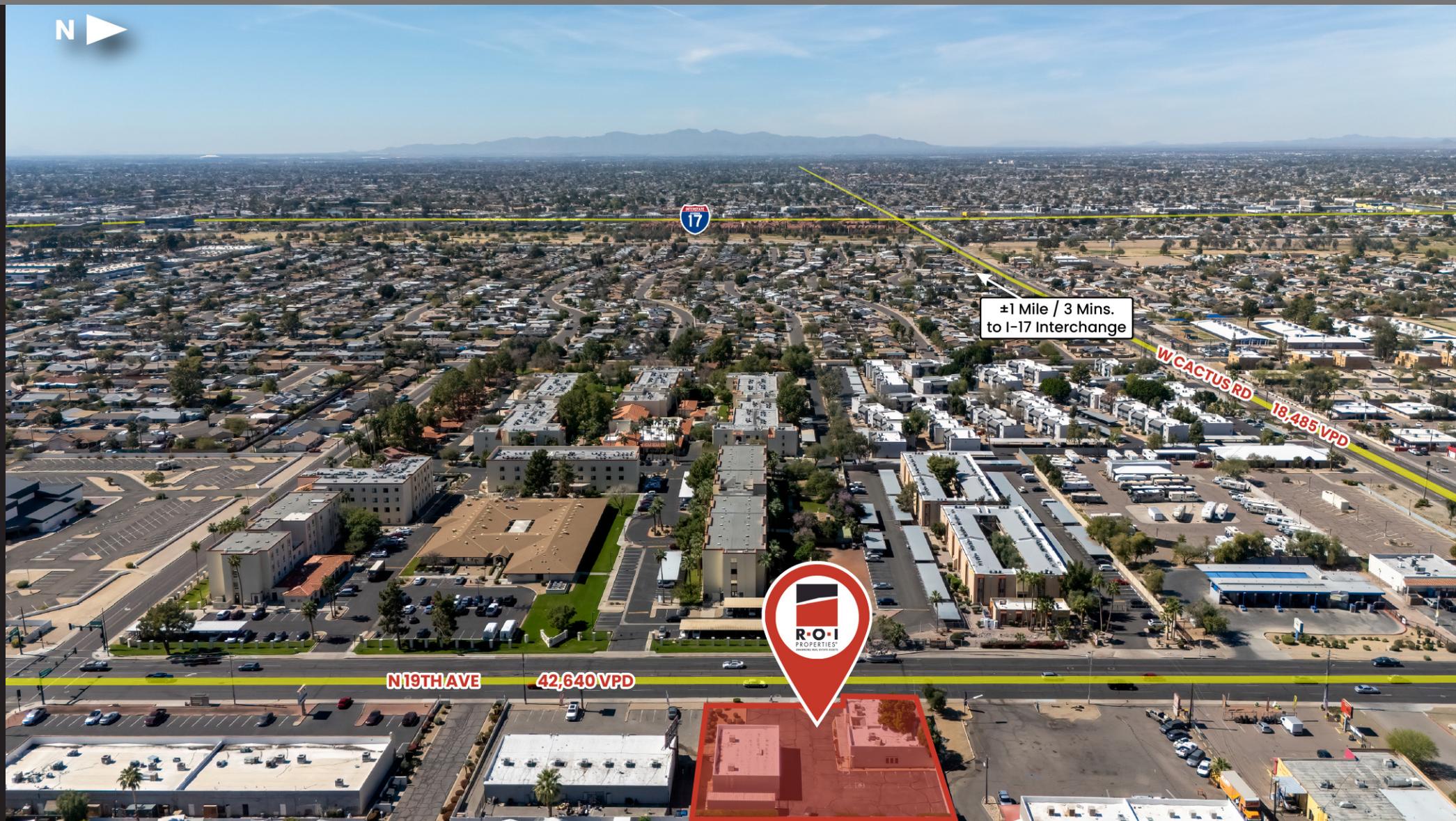
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**EASY ACCESS TO I-17 - ±1 MILE/3 MINS**

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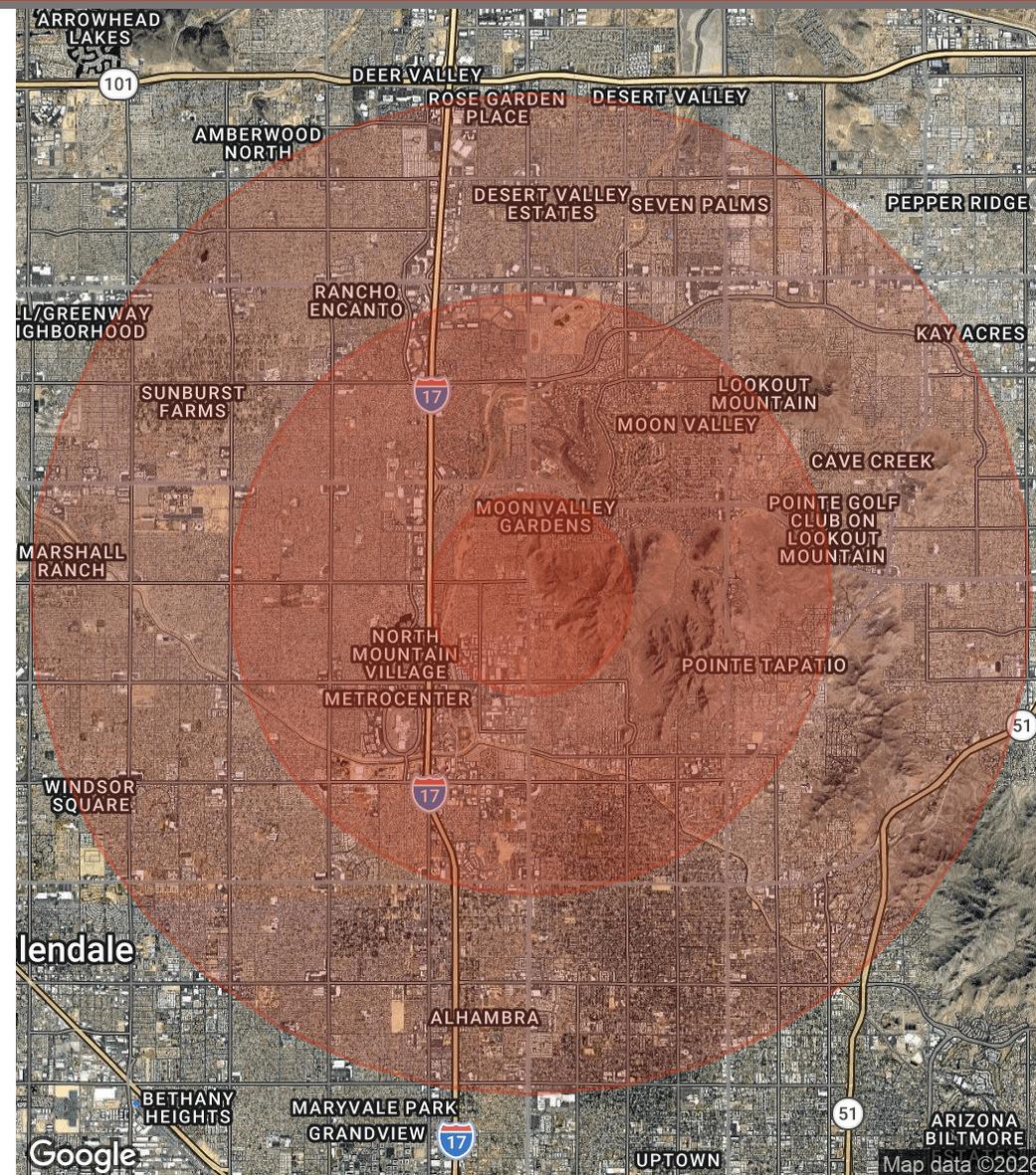
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# DEMOGRAPHIC SUMMARY

FOR SALE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,487	139,382	415,414
Average Age	35.8	37.7	38.4
Average Age (Male)	32.9	36.3	37.2
Average Age (Female)	37.9	38.8	39.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,077	55,430	167,387
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$73,412	\$87,847	\$93,668
Average House Value	\$324,943	\$368,605	\$384,941



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