

INDUSTRIAL CONDO WITH GATED YARD FOR LEASE

STRATEGIC NORTH PHOENIX LOCATION

23320 North 18th Drive, Phoenix, AZ 85086



PROPERTY DESCRIPTION

Multi-purpose industrial condo is situated close to freeways and boasts a spacious warehouse and inviting, open office area. The warehouse is equipped with sprinklers, insulated roof, two 14 ft grade level roll up doors and even some natural light. There are sixteen parking spaces in the gated yard and room to spare. Light, bright offices with kitchenette, 10 ft ceilings and LED lighting making it attractive to both your clients and employees. Deer Valley Airport is close by and Taiwan Semiconductor Manufacturing Company is under 15 minutes away.

PROPERTY HIGHLIGHTS

- Close to mega project TSMC
- Large gated yard and two roll up doors
- Light, bright offices with kitchenette
- Office approx. 10/90 warehouse evap cooled
- A mile from I-17, easy access to Loops 101 & 303

LOCATION DESCRIPTION

Great north Phoenix area location close to I-17 and Loops 101 and 303. Major multi-national employers have landed in the district in recent years and the strong greater Phoenix economy continues to attract development dollars. Hotels and restaurants nearby make this a great place to do business.

OFFERING SUMMARY

Lease Rate:	\$19/SF/YR NNN
Available SF:	11,533 SF
Lot Size:	0.74 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,569	26,250	86,431
Total Population	3,173	65,332	215,711
Average HH Income	\$108,130	\$111,713	\$113,553

We obtained the information above 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. We include projections, opinions, assumptions or estimates 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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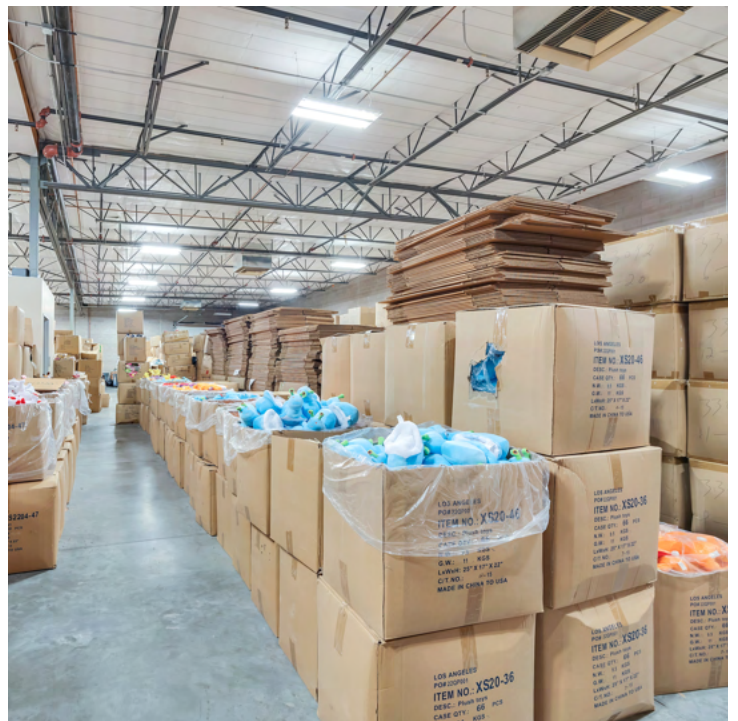
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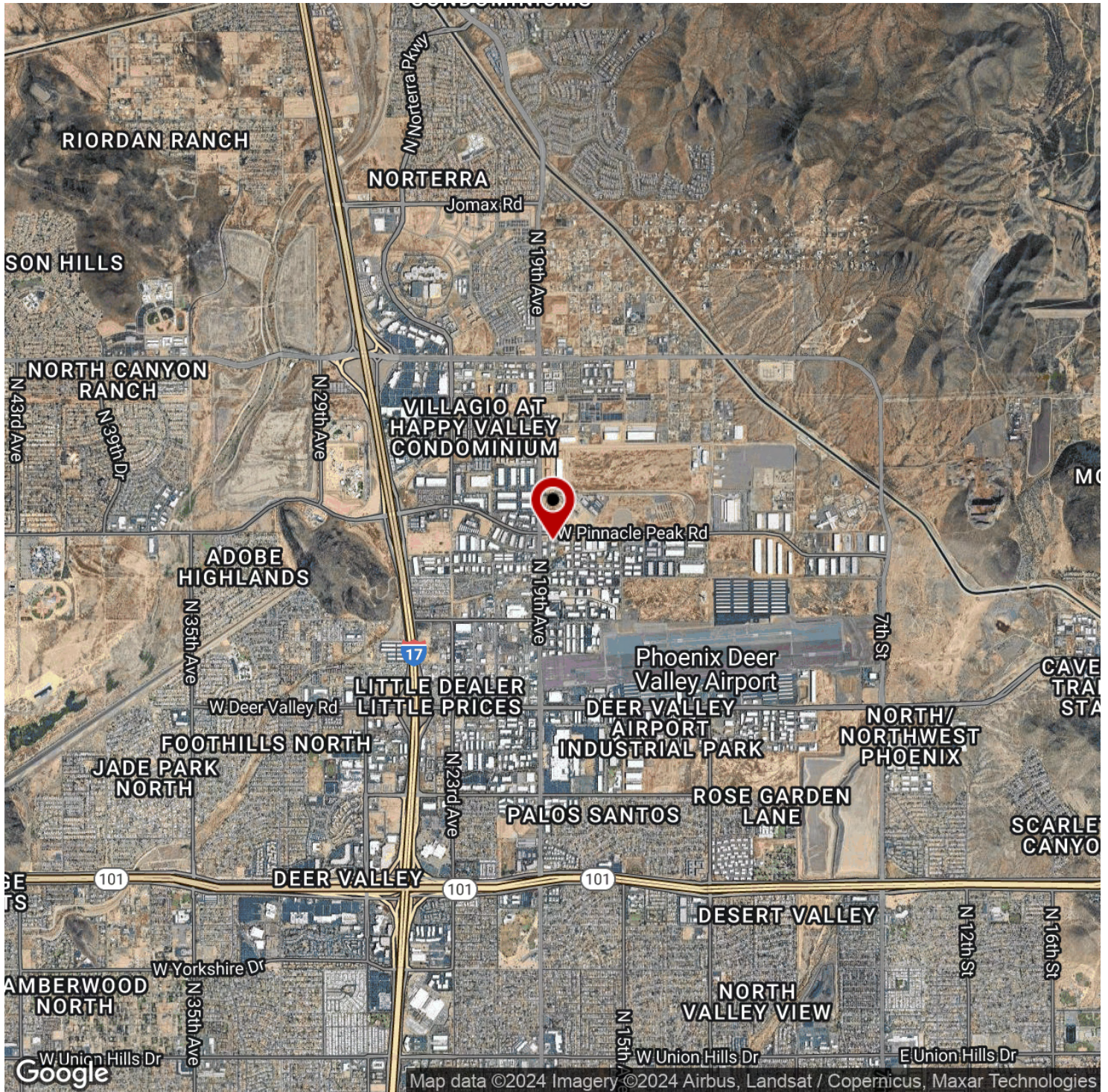
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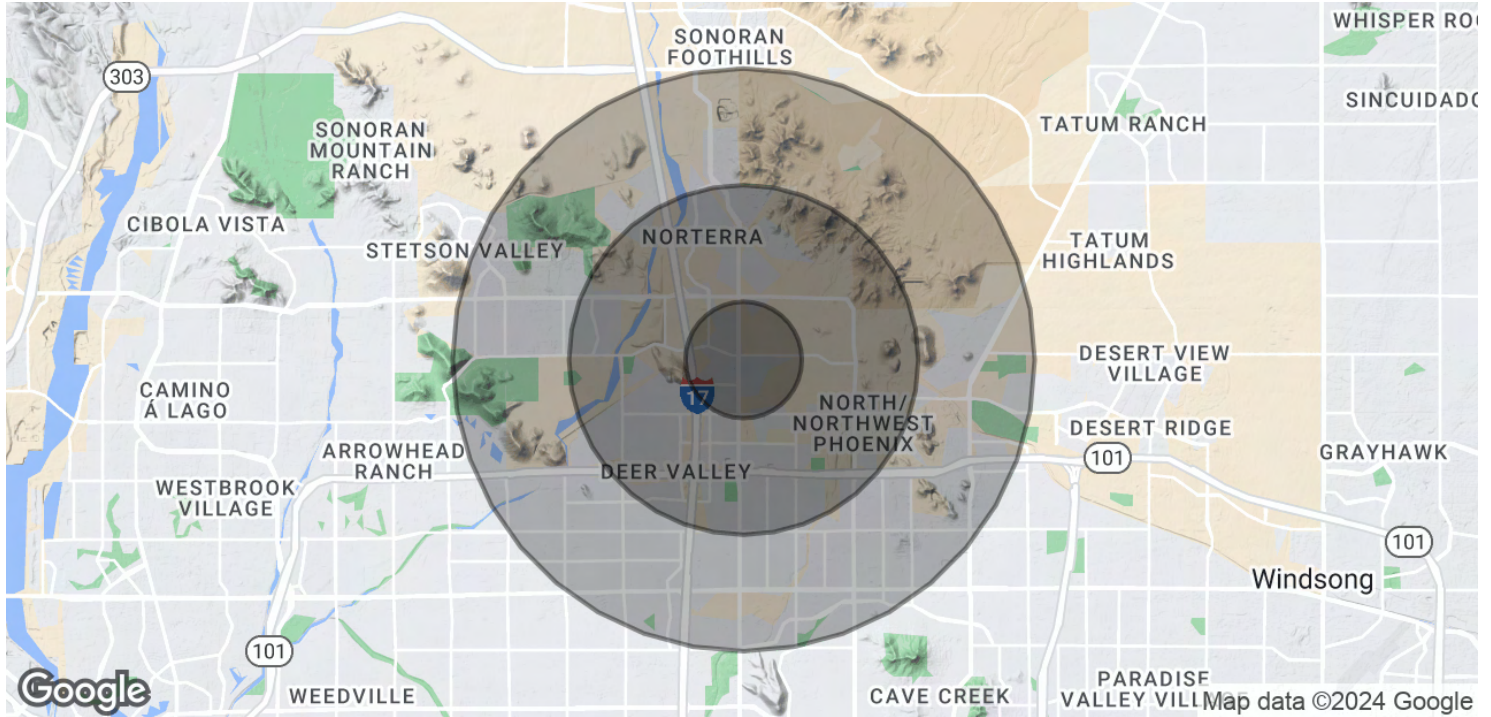
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,173	65,332	215,711
Average Age	35	38	39
Average Age (Male)	34	37	38
Average Age (Female)	36	39	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,569	26,250	86,431
# of Persons per HH	2	2.5	2.5
Average HH Income	\$108,130	\$111,713	\$113,553
Average House Value	\$478,461	\$401,189	\$448,049

Demographics data derived from AlphaMap

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