



FOR SALE OR LEASE

Deer Valley Business Center 2

1745 W. DEER VALLEY RD #132/134

Phoenix, AZ 85027

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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.

PROPERTY SUMMARY

OFFERING SUMMARY

SALE PRICE	\$2,051,910
LEASE RATE	\$1.30 PSF NNN
BUILDING SIZE	6,514 SF
PRICE/SF	\$315 PSF
APN	209-25-070
ZONING	A-1
PARKING	20 Reserved Spots
DRIVE-INS	1 tot./12' w 14'h
CLEAR HEIGHT	18'
ROLL UP DOOR	14'x14'
CAMS	\$992/month
2024 PROPERTY TAXES	\$4,364.17



PROPERTY DESCRIPTION



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SVN Desert Commercial Advisors is proud to present 1745 W Deer Valley Rd Units 132 and 134 for sale or lease. These well-maintained units offer a combined total of 6,514 square feet. Unit 134 is 3,714 SF of industrial/flex space, while 132 is 2,800 SF, in prime grey-shell condition with an insulated build-out. Both spaces combined offer two roll-up doors with an 18' clear height. This property is zoned A-1 to offer a variety of industrial uses.

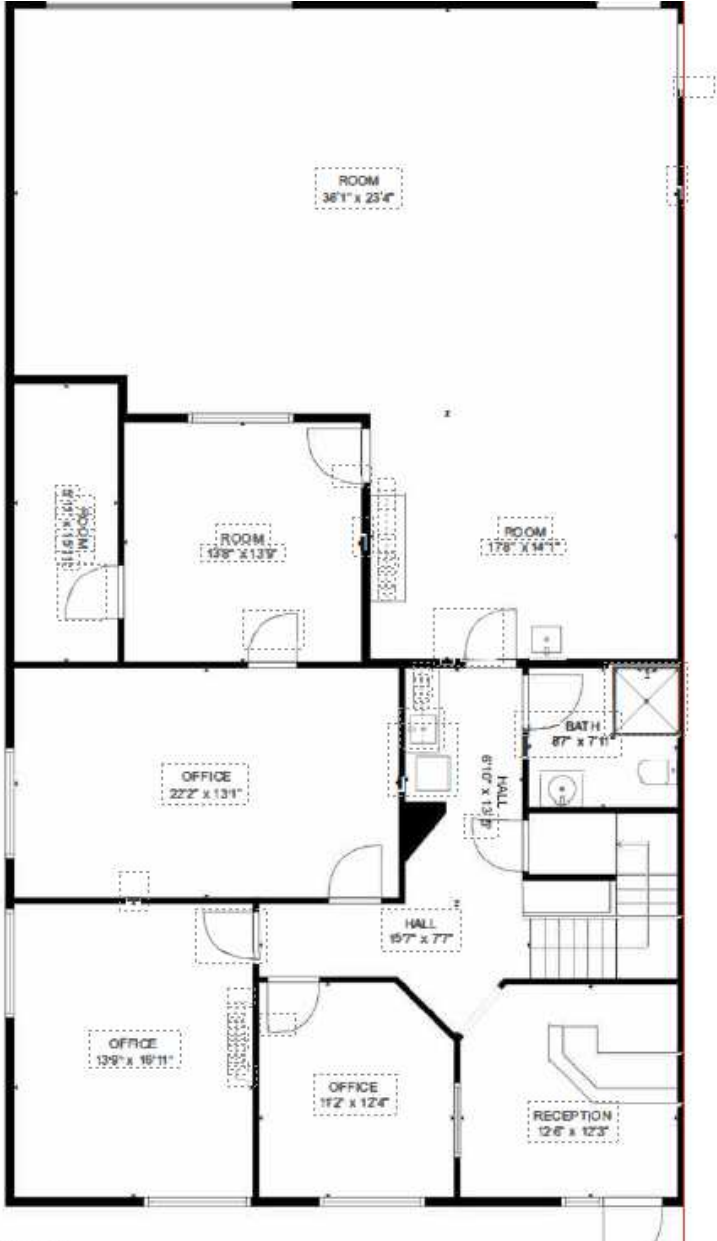
LOCATION DESCRIPTION

The subject is ideally situated east of the I-17 off Pinnacle Peak Rd within the highly sought-after Deer Valley Airpark submarket. The unit is located just off W Deer Valley Rd and is in immediate proximity to Deer Valley Airport in Phoenix, AZ. This location provides convenient access to the I-17 Fwy and Loop-101 and is in close proximity to a number of retail shopping centers and amenities. The convenient freeway access creates reasonable drive times across the entire Phoenix metropolitan area.

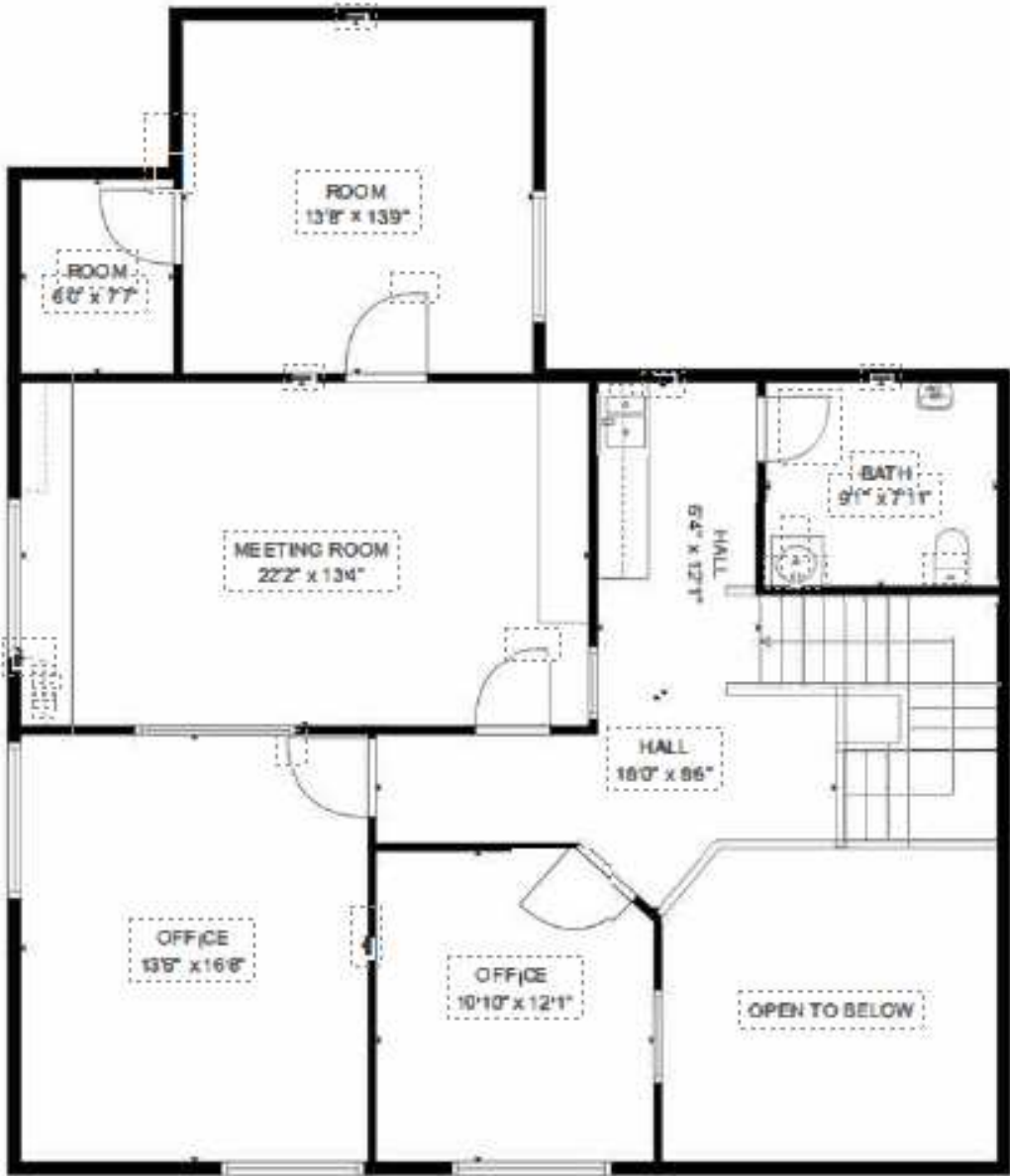
UNIT 134 PHOTOS



FIRST LEVEL FLOORPLAN



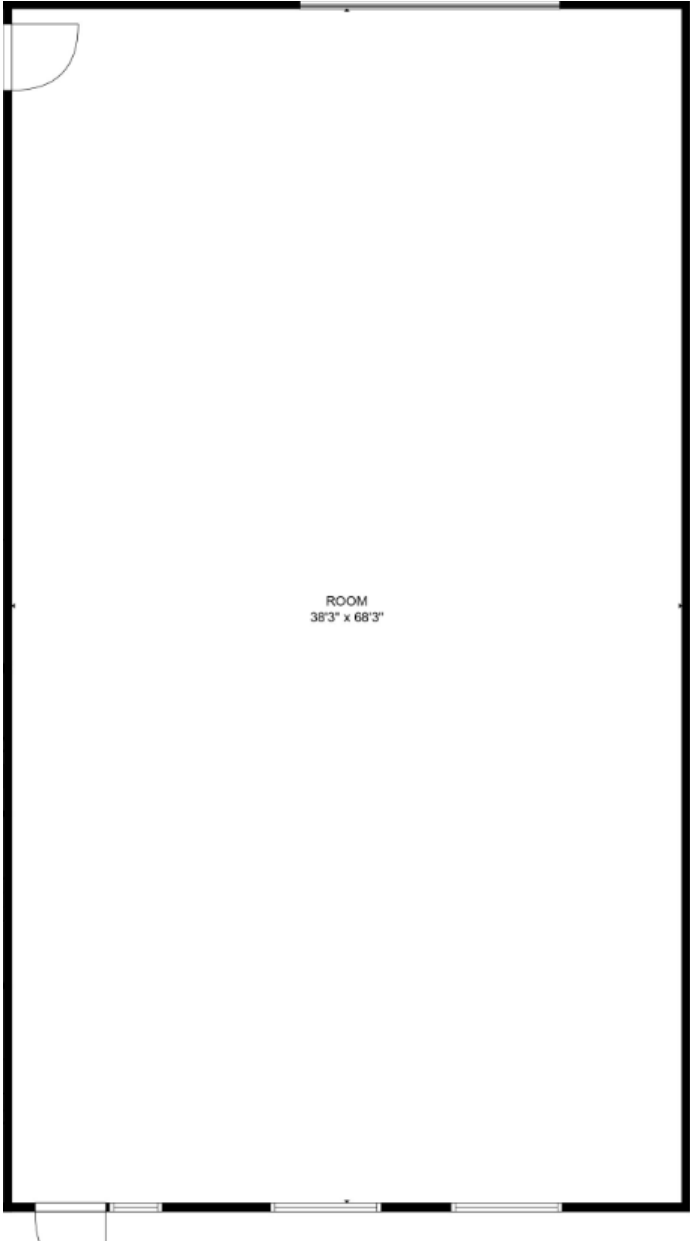
SECOND LEVEL FLOORPLAN



UNIT 132 PHOTO



FLOORPLAN



RETAILER MAP





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