



±7,060 SF OF SHOP & OFFICE BUILDINGS ON ±2.67 ACRES FOR LEASE
9801 N 19TH AVE. PHOENIX, AZ 85021



**OVER \$85K IN LANDLORD IMPROVEMENTS
RECENTLY COMPLETED!**

AVAILABLE NOVEMBER 1, 2025!

8767 E. Via de Ventura #290
Scottsdale, AZ 85258

RGcre.com

MAX SCHUMACHER, SIOR
480.214.9403
Max@RGcre.com

PATRICK SHEEHAN, SIOR
480.214.9405
Patrick@RGcre.com

JACK HANSEN
480.214.9421
Jack@RGcre.com

PROPERTY HIGHLIGHTS

- Two (2) Buildings Totaling $\pm 7,060$ SF
- ± 2.67 AC ($\pm 116,627$ SF) Site
- Fully Paved Site with Yard Lighting and Perimeter Fencing Throughout
- Zoned C-3, City of Phoenix
- Four (4) Points of Ingress/Egress
- Frontage on 19th Ave - 30,000 VPD
- Large Monument Sign
- Corporate Neighbor - O'Reilly Auto Parts
- Over \$85,000 in Improvements Recently Completed:
 - » Resealed Roof
 - » Repaired/Improved Plumbing and Electrical
 - » Fresh Paint on Buildings, Monument Sign, and Fence
 - » Raised Fence Height for Additional Security (7')

3 BAY SHOP BUILDING

- $\pm 6,705$ total SF (3,603 building SF + 2,102 canopy SF)
- 16' Clear Height
- Three (3) Grade Level Roll Up Doors - 20'W x 12'T
- 1,000 SF of Existing Office/Showroom

OFFICE/FLEX BUILDING

- $\pm 3,457$ SF
- Multiple Private Offices, Showroom, and Conference Room
- Small Warehouse Component with Three (3) Grade Level Doors







LOCATION FEATURES

- Centrally Located, Infill Industrial Location
- Easy Access to I-17 (± 1 Mile)
- ± 9 Miles to Downtown Phoenix
- ± 10 Miles to Phoenix Deer Valley Airport
- ± 17 Miles to TSMC
- ± 15 Miles to Sky Harbor International Airport

