FREESTANDING ±27,489 SF INDUSTRIAL BUILDING ON ±2.66 ACRES FOR LEASE A-2 ZONING

1035 E RIVERVIEW DR. PHOENIX, AZ 85034



Owned by Cascade Range Investments LLC

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

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PROPERTY OVERVIEW

±27,489 SF
Building Size

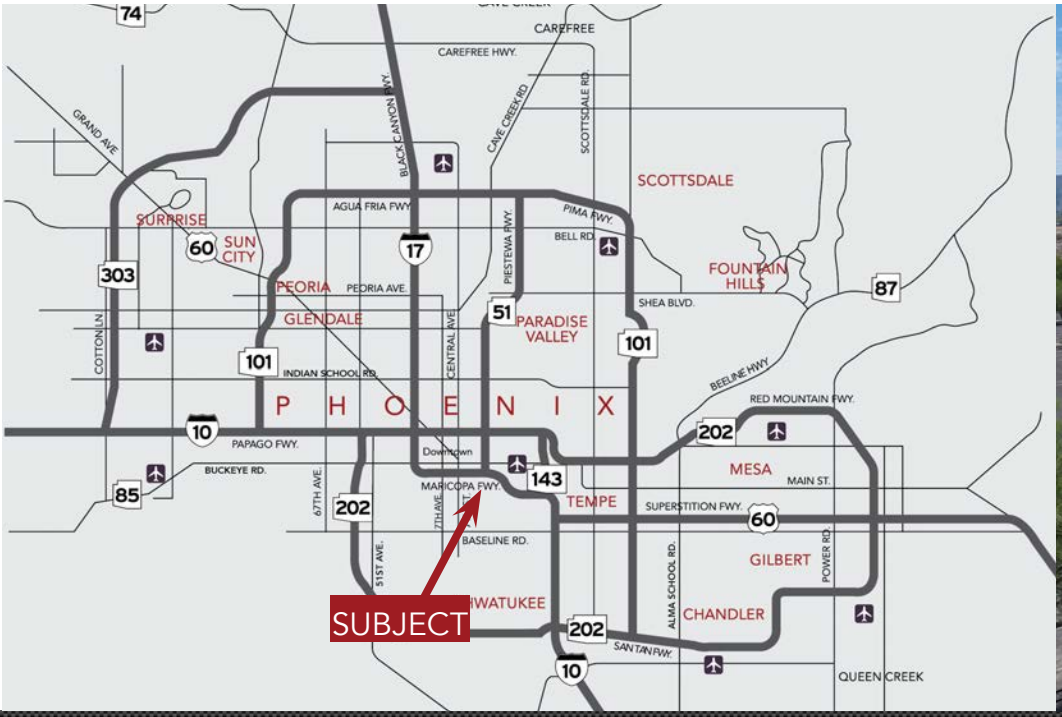
±2.7 Acres
Site Size

A-2
Zoning

$1.29 NNN
Lease Rate

PROPERTY HIGHLIGHTS

- **±27,489 SF Concrete Tilt-Up Building** on a 2.7-Acre Site, Zoned A-2 (Heavy Industrial)
- **25' Clear Height Warehouse** with Full Air Conditioning, Insulated Walls and Ceiling and Epoxy Floor Paint
- **Four Extra-Wide Grade Level Doors and Two Dock High Doors**
- **±4,300 SF of Office Space** with Six Private Offices, One Oversized Office, Large Conference Room and Data Room
- **Fully Fenced and Secured Yard** with 58 Parking Spaces and an 18-Camera Ultra High-Tech Security System
- **Convenient Location** Less Than One Mile to the I-17 and 7th St Interchange, Two Miles to Downtown Phoenix and a 10-Minute Drive to Sky Harbor Airport





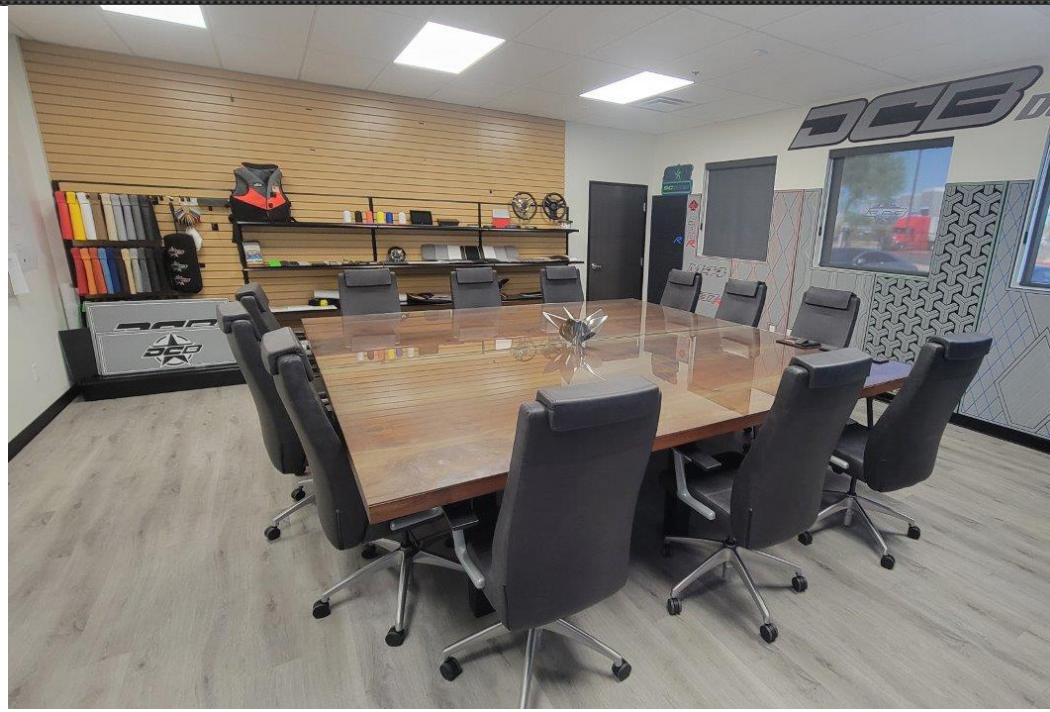



















GRAND OPENING





This building was recently totally remodeled and was preciously occupied by the current owner/user in 2023, after relocating the business from San Diego. The building was used for manufacturing of DCB high performance boats, a well-known ultra-premium boat company. https://dcbperformance-boats.com/ The majority of the boats they make cost over $1,000,000. The offices and warehouse have many upgraded premium finishes and features that you would not find in a typical office/warehouse. Many people say this is the one of the nicest office/warehouse buildings they have seen.

Site Features

±27,489 SF building

Fully fenced and secured yard & parking lot

58 parking spaces in front of the building

Two points of ingress/egress from Riverview Dr

Entrances on two sides of the property allow easy truck drive

Nice, new landscaping

Less than one mile to full diamond interchange at I-17 and 7th St

Two miles to downtown Phoenix

10 minute drive to Sky Harbor Airport

2.7 acres site

Zoned A-2 (Heavy Industrial), City of Phoenix

Building Features

Concrete tilt-up construction

Constructed by Sun State Builders in 2006

18 camera ulta high-tech security system with live monitoring

1,200 AMPS 277/480v (Per CoStar – Tenant to Verify)

Office Features

±4,300 SF of office space

New Cat-6 wiring throughout offices

Vinyl plank flooring

Carbon fiber door skins

Men's and women's restrooms (all new fixtures & metallic Epoxy floor paint)(3 total restrooms in office area.

6 private offices and 1 oversized office

Large break room with kitchen

Large conference room

Junior conference room with glass walls

Designated data room

Warehouse Features

25' clear height

Fully air conditioned with insulated walls and ceiling

Four extra-wide grade level doors and two dock high doors

±2,200 SF mezzanine currently being used for the upholstery shop

±950 SF secure storage room with roll-up door

Employee restroom (all new fixtures & metallic epoxy floor paint)

Epoxy floor paint throughout warehouse

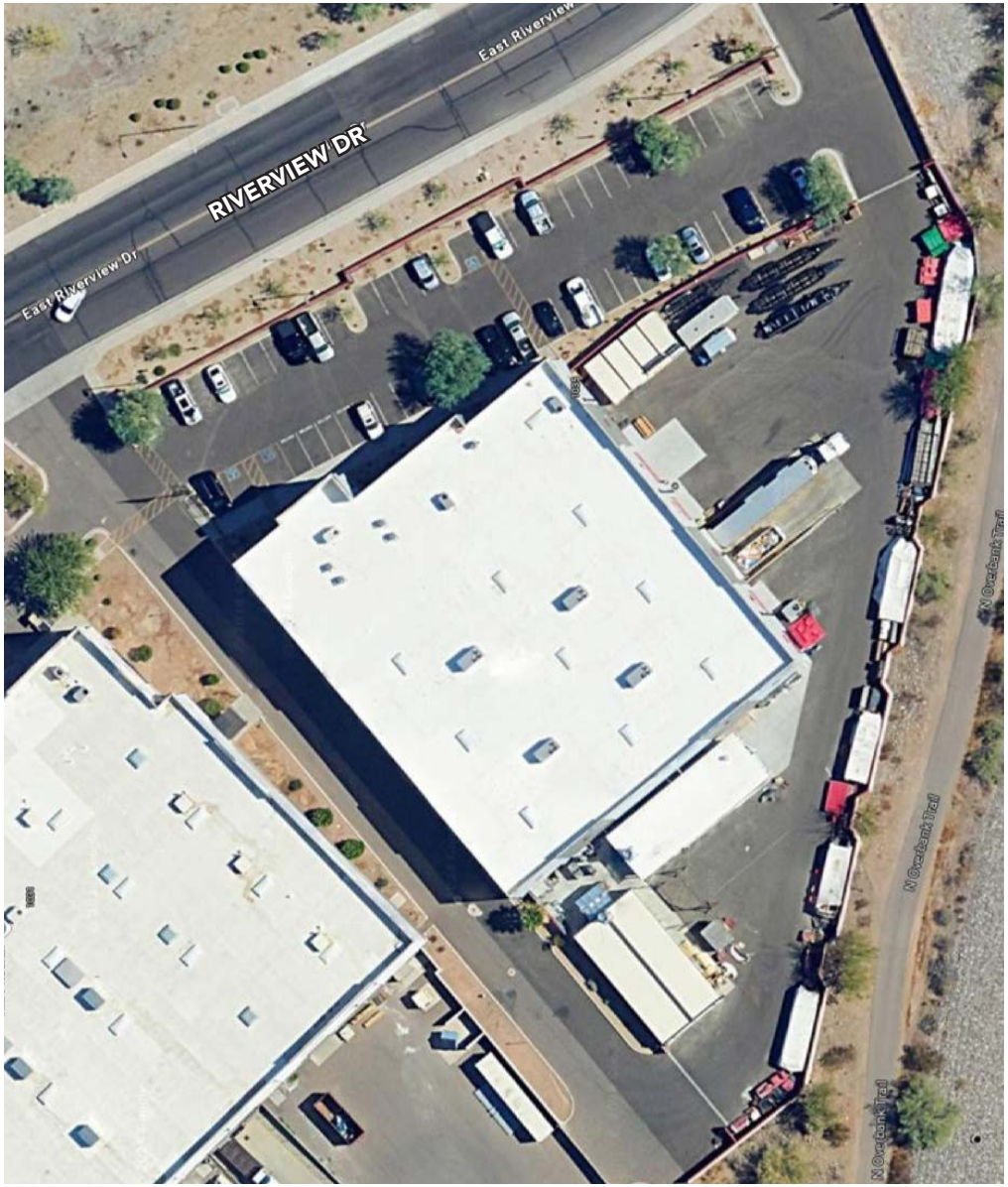
Miscellaneous

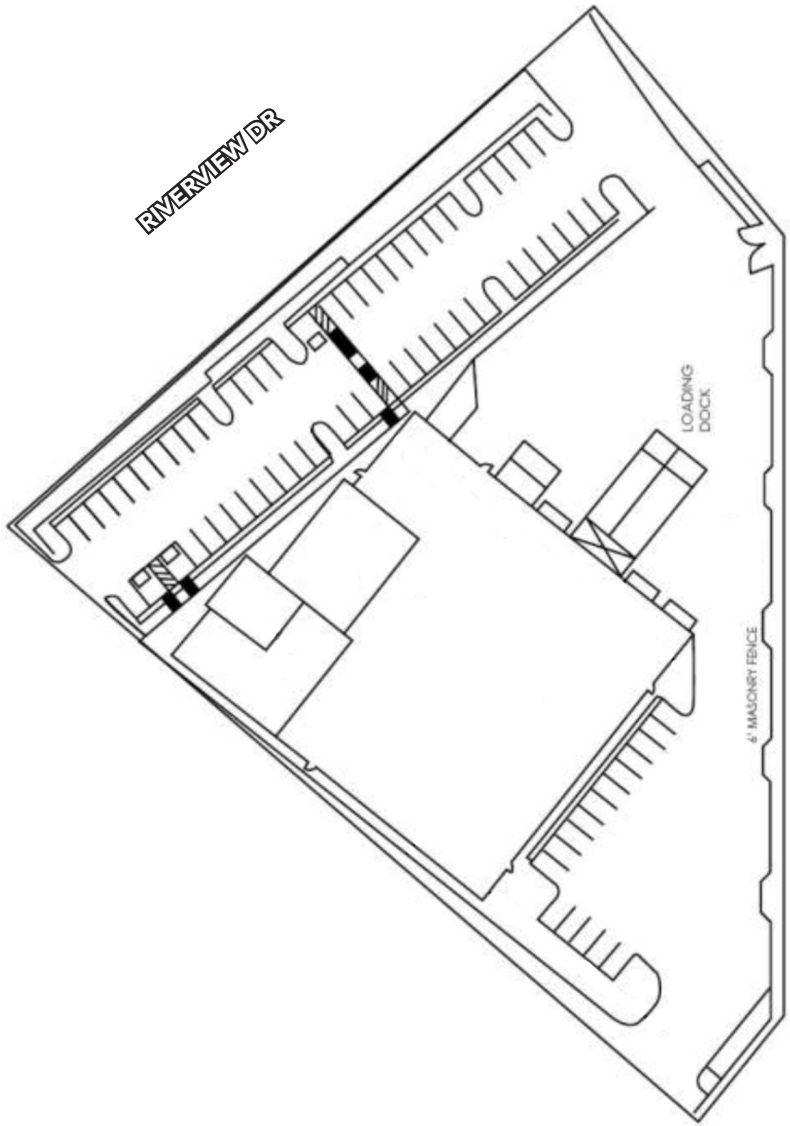
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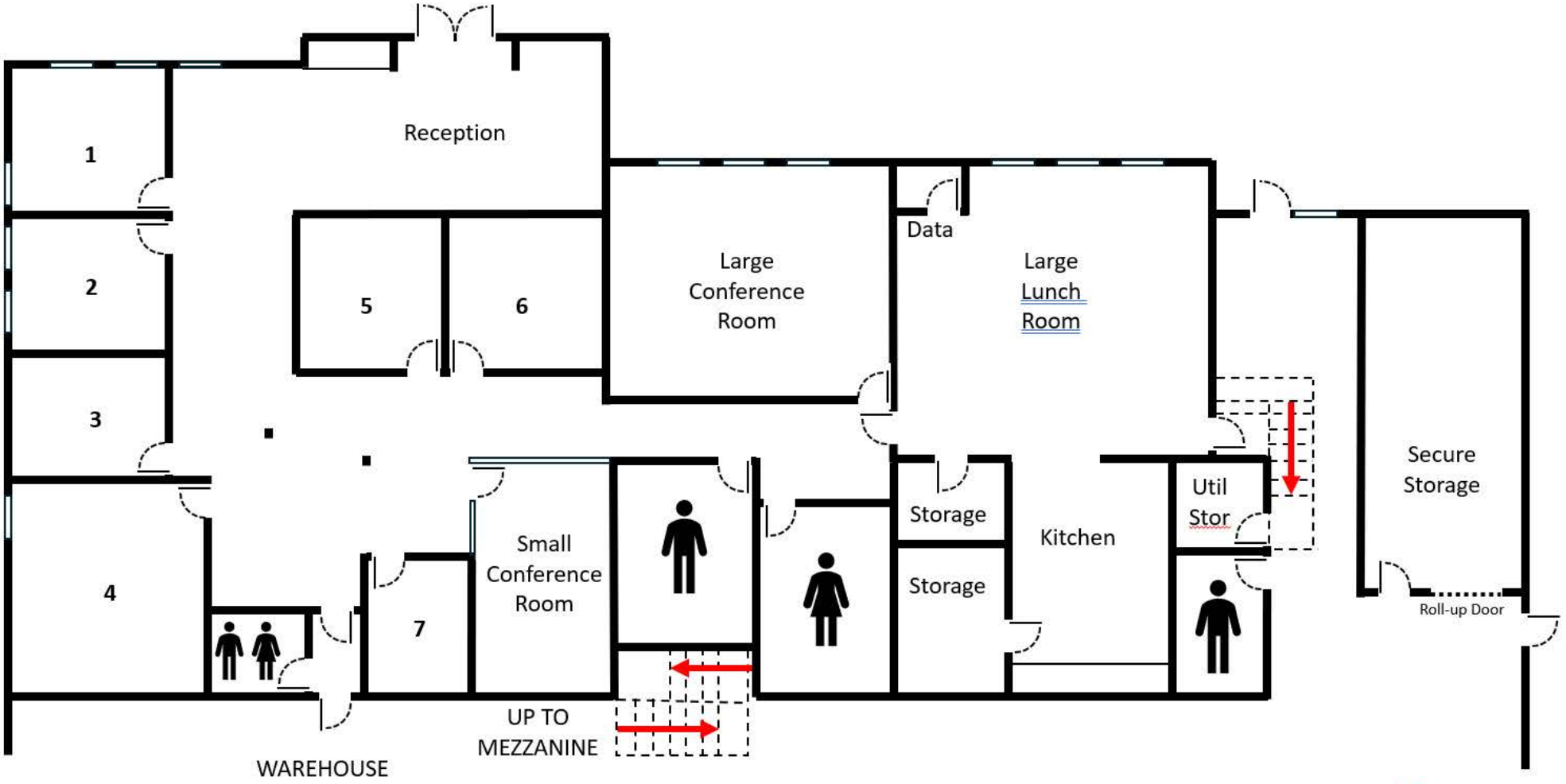
2026 Taxes- $59,077.48

Available for Occupancy February 2027

The information contained herein has been obtained from sources we believe to be reliable, however, Rein & Grossoehme and its agents have not conducted any investigation regarding these matters and make no warranty or representation expressed or implied regarding the accuracy or completeness of the information. Interested parties need to verify any information that is critical to their decision process and bear all risk for inaccuracies. References to square footage or age are approximate.

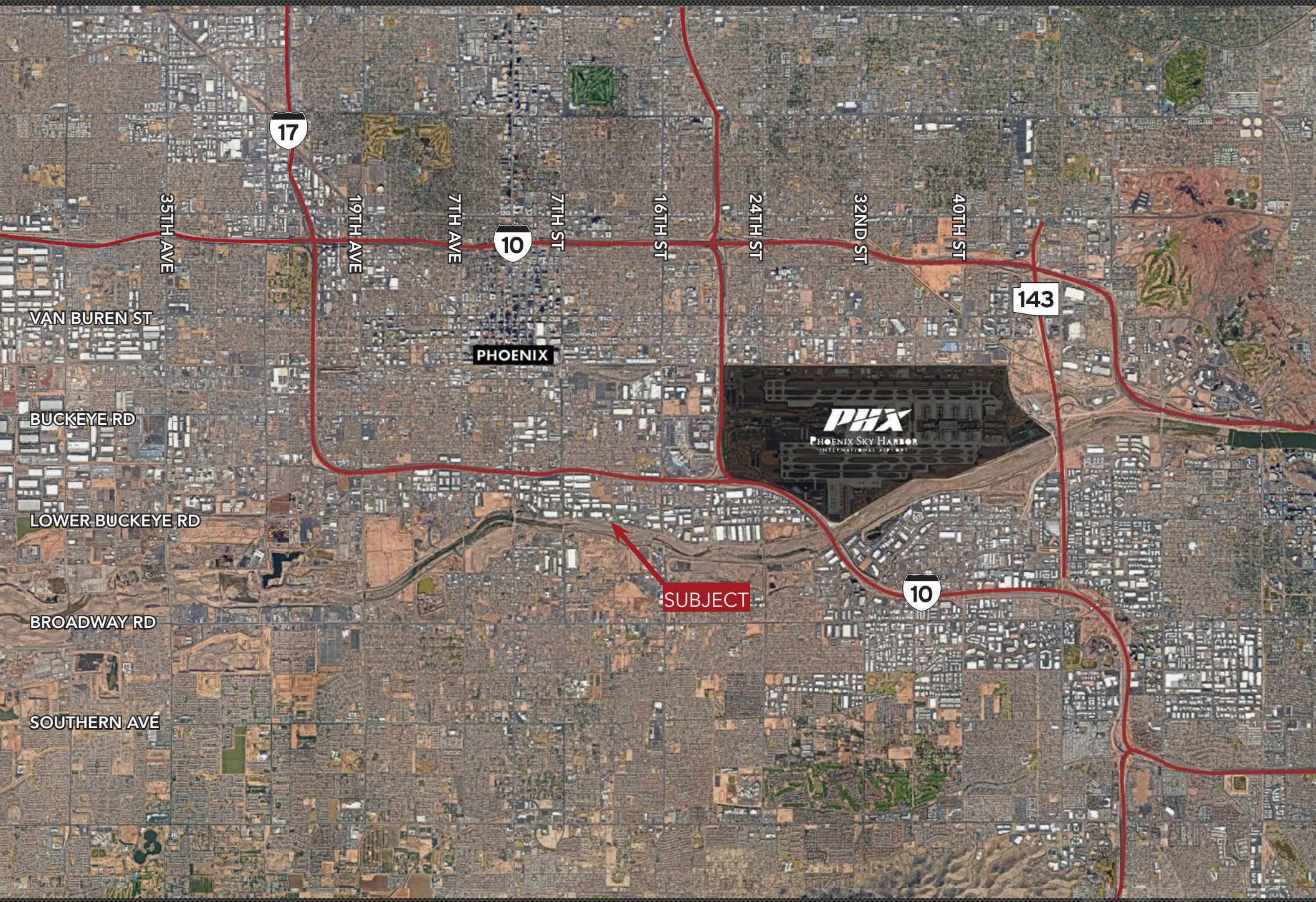

RIVERVIEW DR
East Riverview Dr
East Riverview
N Overbank Trail


RIVERVIEW DR
LOADING DOCK
6' MASONRY FENCE



FIRST FLOOR OFFICE PLAN

Not to Scale


17
10
143
35TH AVE
19TH AVE
7TH AVE
7TH ST
16TH ST
24TH ST
32ND ST
40TH ST
VAN BUREN ST
PHOENIX
BUCKEYE RD
PHX
PHOENIX SKY HARBOR
LOWER BUCKEYE RD
SUBJECT
BROADWAY RD
SOUTHERN AVE