

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

1035 E Riverview Dr Phoenix, AZ



Owned by Cascade Range Investments LLC

8767 E. Via de Ventura
Suite 290
Scottsdale, AZ 85258
RGcre.com

MARK REIN
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FOR LEASE

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Property Photos

R&G
REIN & GROSSEHME
COMMERCIAL REAL ESTATE



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Property Photos – Exterior

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Property Photos – Interior

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Property Photos – Warehouse

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Site Information



The current owner/user is relocating to a larger building nearby that just came available. This building was just totally remodeled and occupied by the current owner/user in 2023, after relocating the business from San Diego. The building is used for manufacturing of DCB high performance boats, a well-known ultra-premium boat company. <https://dcbperformanceboats.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
2.66 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 ultra 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
The paint booths will be moved to the new location and are not included

Miscellaneous

APN 113-22-981/982/167B
2024 Taxes- \$40,502.28
Available for occupancy August 2025
Lease Rate: \$1.25 NNN

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.

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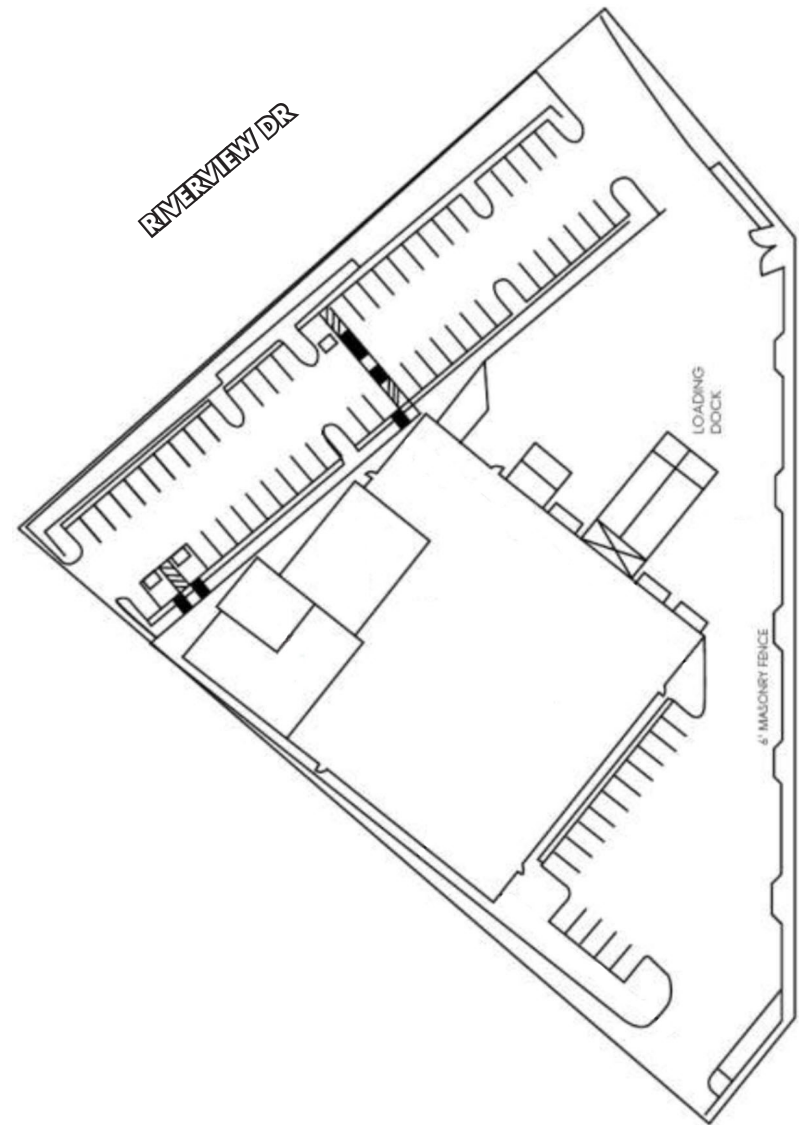
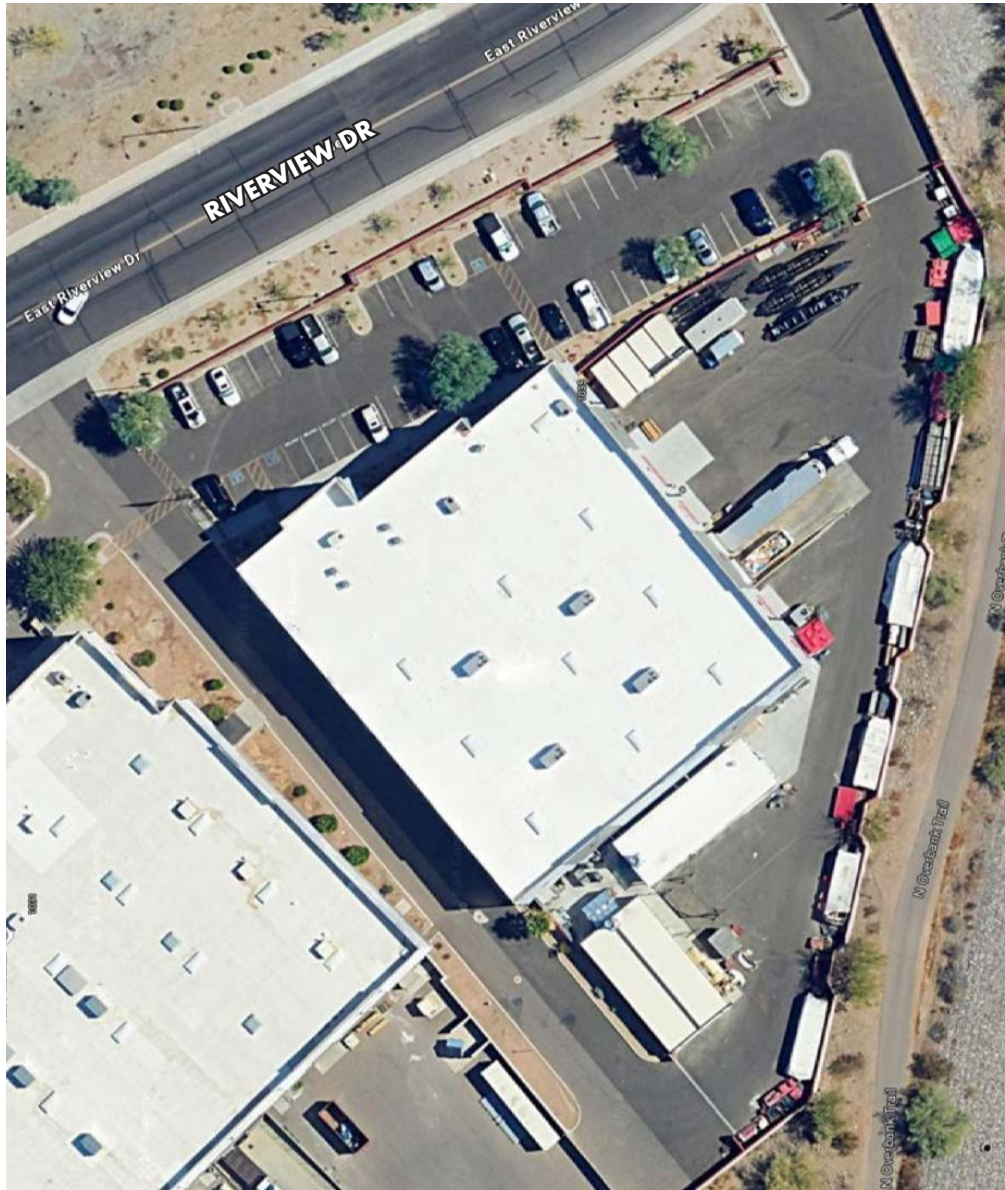
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Site Plans



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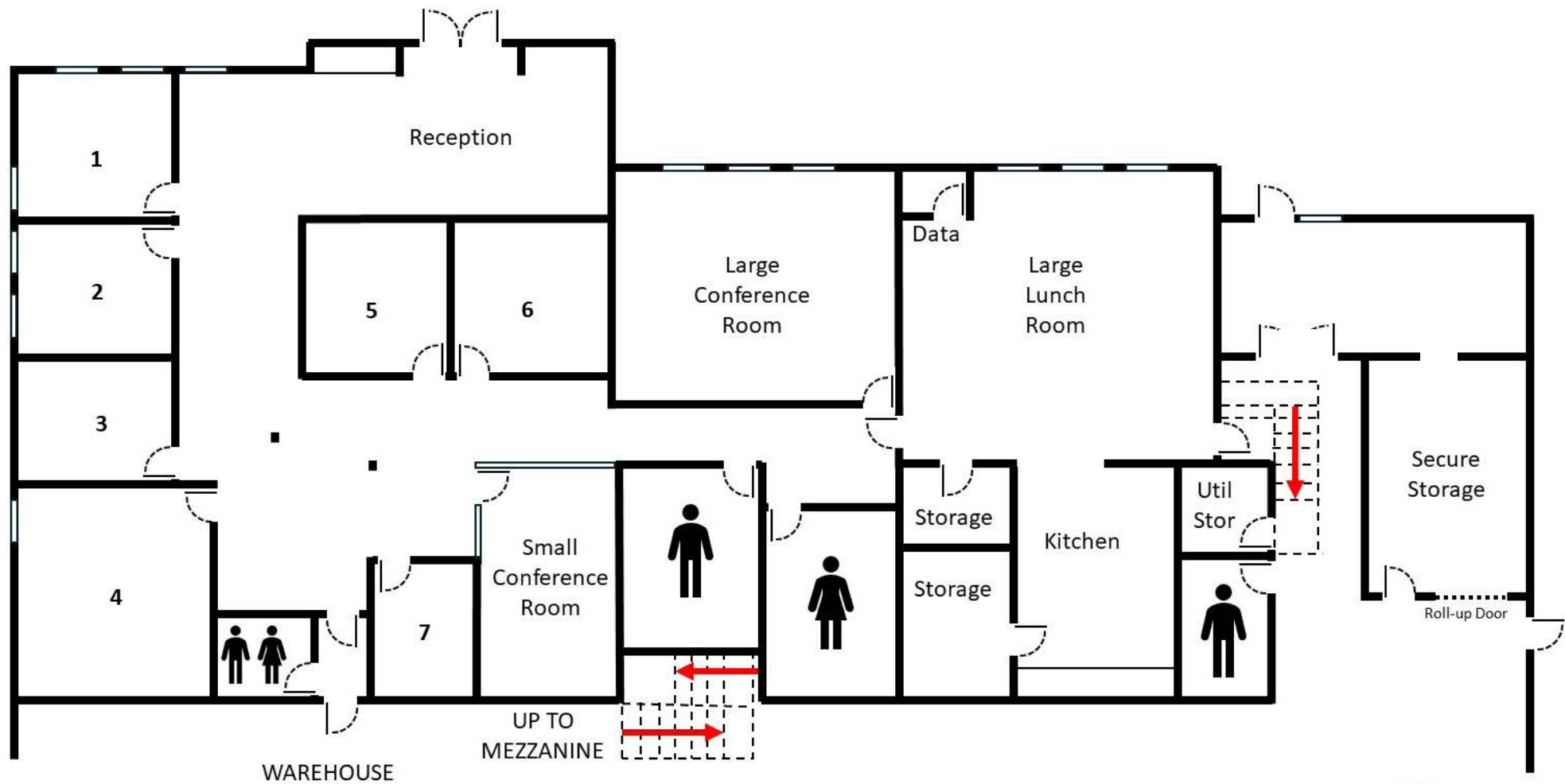
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Floor Plan



FIRST FLOOR OFFICE PLAN

Not to Scale



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Aerial Photo

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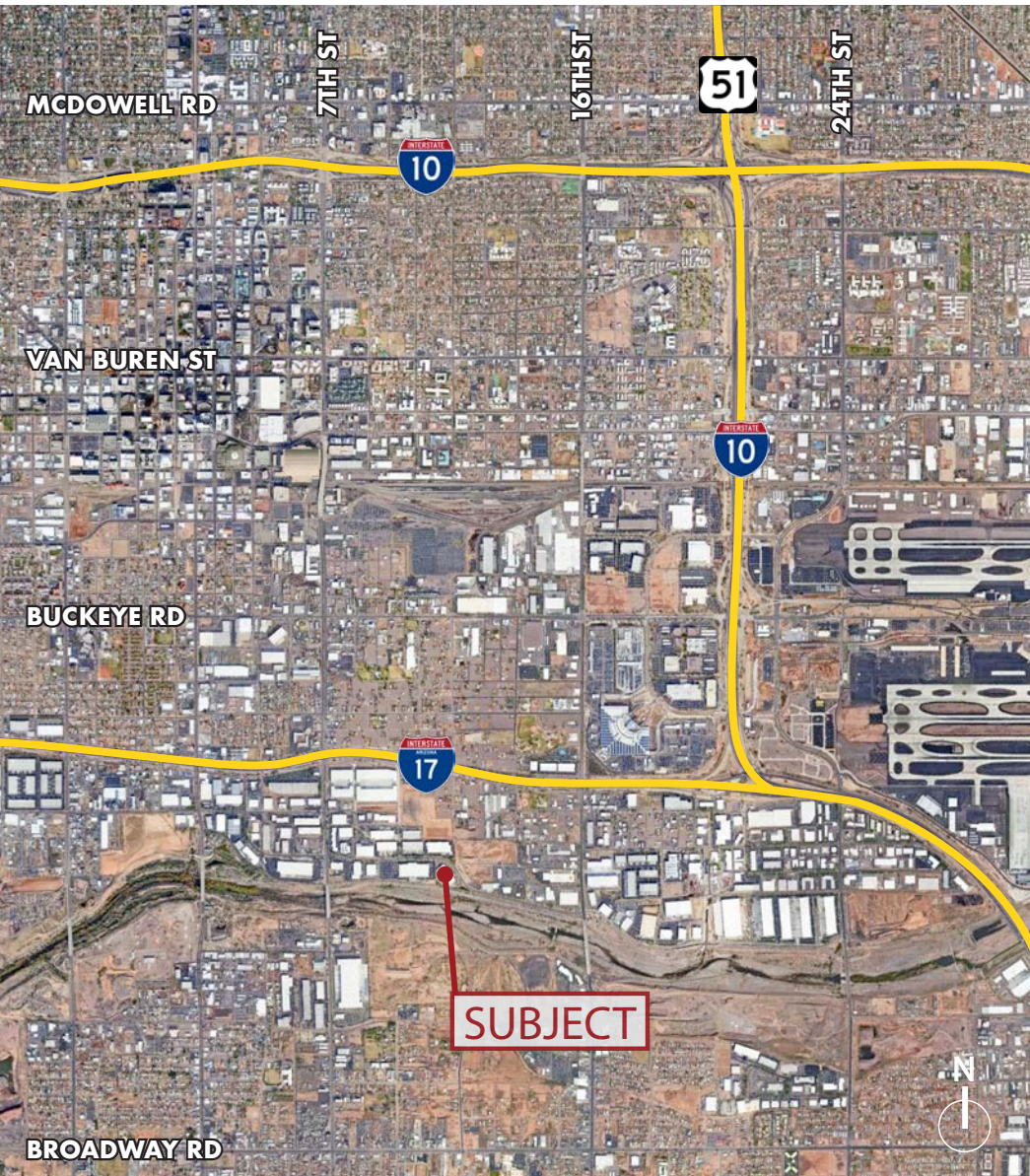
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Location Maps

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