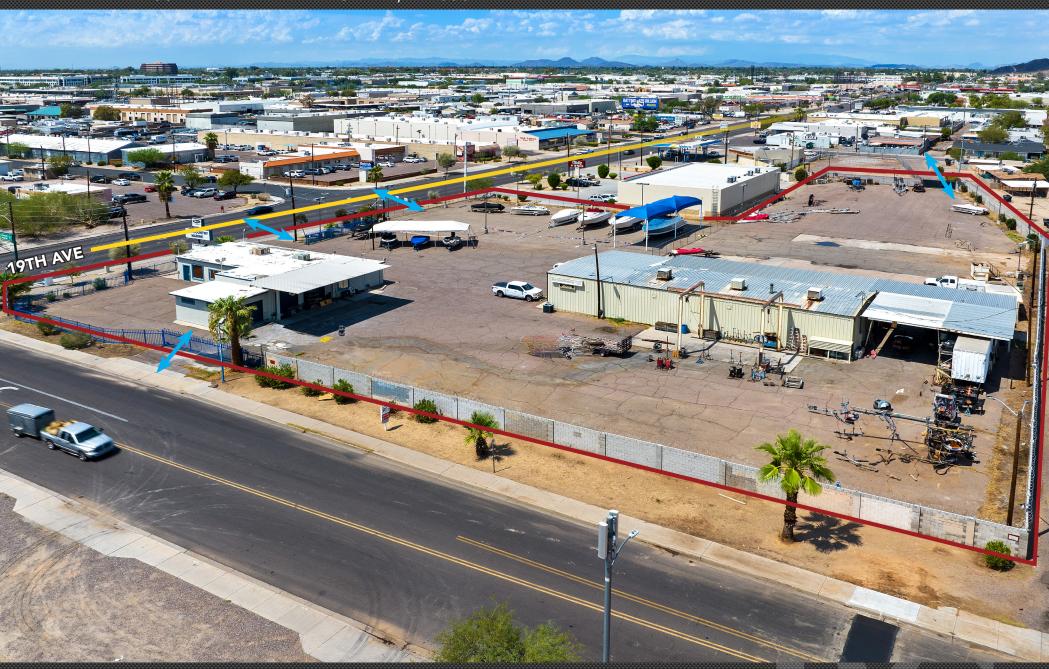


±7,060 SF OF SHOP & OFFICE BUILDINGS ON ±2.67 ACRES FOR SALE OR LEASE 9801 N 19TH AVE. PHOENIX, AZ 85021



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

RGcre.com

480.214.9403 Max@RGcre.com

MAX SCHUMACHER, SIOR PATRICK SHEEHAN, SIOR JACK HANSEN

480.214.9405 Patrick@RGcre.com

480.214.9421

Jack@RGcre.com

PROPERTY HIGHLIGHTS

- Two (2) Buildings Totaling ±7,060 SF
- ±2.67 AC (±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

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

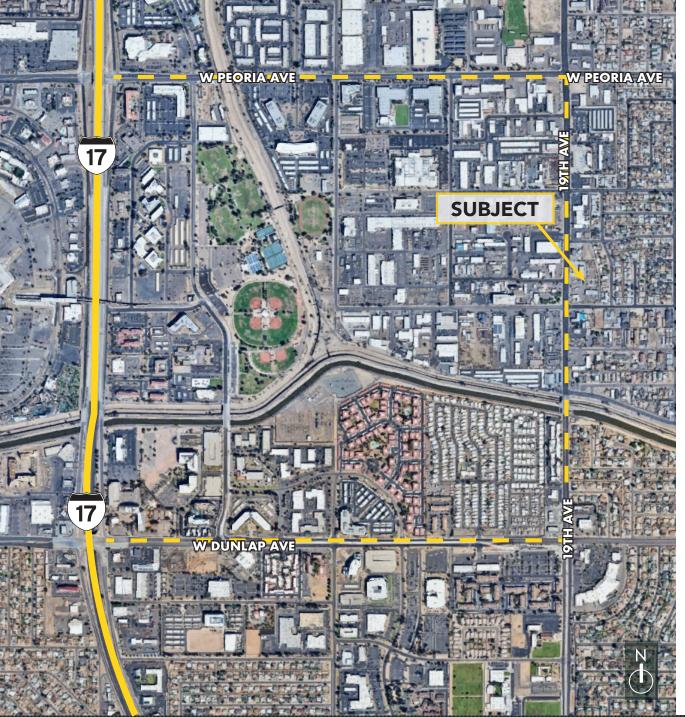












LOCATION FEATURES

- 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

