



**±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

**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
- $\pm 2.67$  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

