

FOR LEASE

±9,400 sf industrial suite

1011-1021 N 21st Avenue
Phoenix, AZ

2720 E Camelback Rd, Suite 150 Phoenix, AZ 85016

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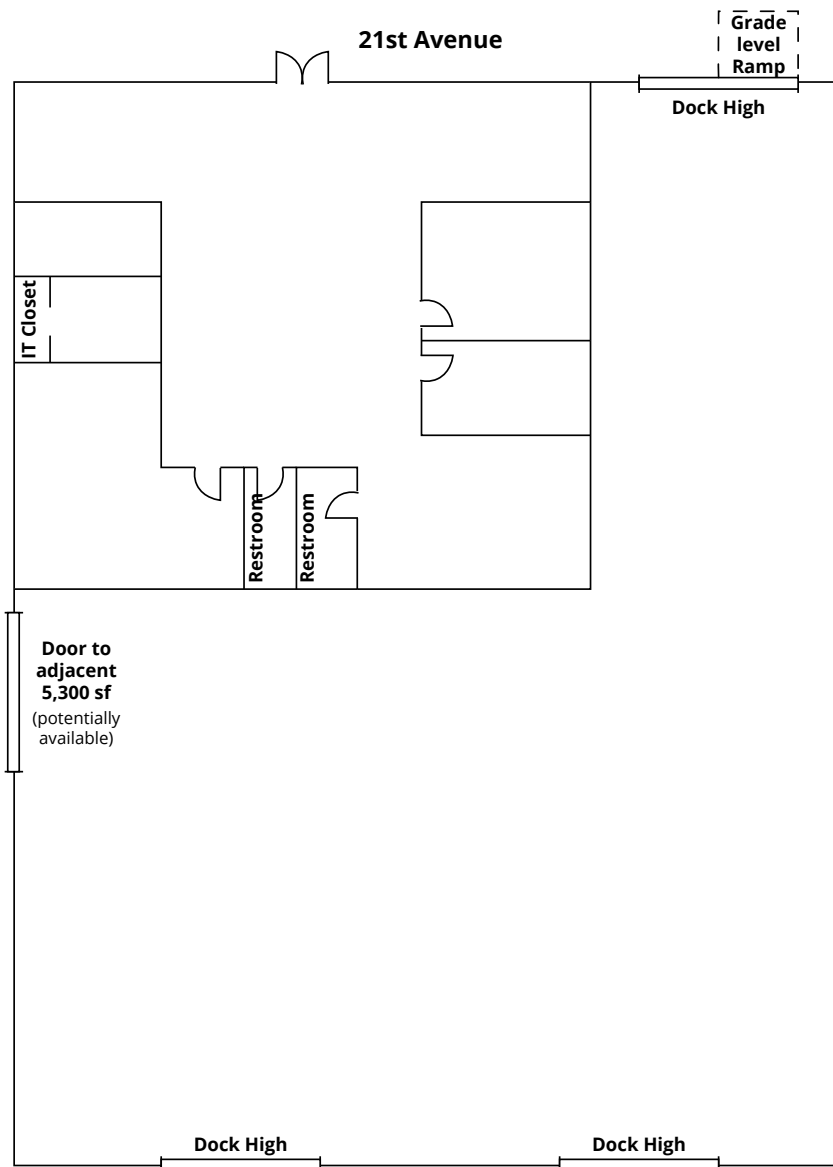
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Features

- Located within Phoenix's Central Industrial District
- 5-miles from Phoenix Sky Harbor Airport
- The warehouse is located at the confluence of Interstate 10 and Interstate 17
- $\pm 2,950$ sf of office (would be willing to remove some of the office to expand the warehouse)
- The $\pm 9,400$ sf suite has the ability to expand to $\pm 14,700$ sf
- These smaller suites are in high demand as most of the Southwest Valley submarket focuses on larger tenants
- 24 hour access
- Front loading
- Potential fit for cannabis tenant

**New to market
industrial warehouse
located in the heart of
the Southwest Valley
industrial market**



Property overview

Lease rate	\$0.90/sf, NNN
Availability	±9,400 sf - ±14,700 sf
Building size	±18,700 sf
Year built	1964
Lot size	±27,238 sf (0.63 acres)
Zoning	A-2, City of Phoenix
APN	109-02-087B, 109-02-088
Parking	0.64:1,000 sf
Loading	1-2 dock high doors 1-2 grade level ramps Drive ins 1 tot./6' w x 10' h
Power	400a/110 - 220v 3p
Utilities	Gas, Heating, Lighting, Sewer & Water
Clear height	12' - 14'
Construction	Masonry
Building height	25'

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Photos

Located within the Phoenix MSA and a
 $\pm 2,561,800$ employee base out of the Central
Phoenix MSA workforce.

Thomas Industrial
Park

Encanto Industrial
Park
McDowell
Industrial District

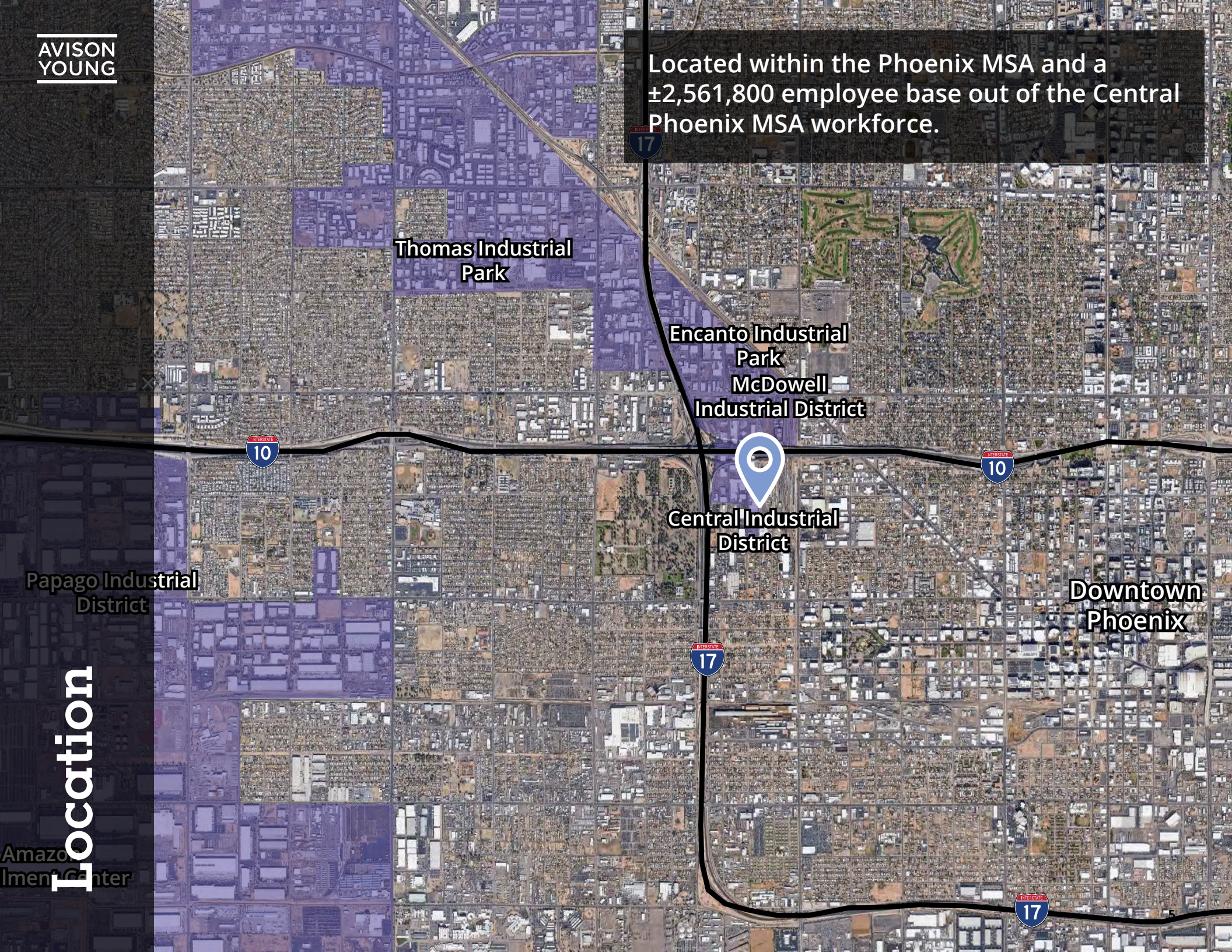
Central Industrial
District

Downtown
Phoenix

Papago Industrial
District

Amazon
Innovation Center

Location





Population

1-mile	3-miles	5-miles
9,686	137,055	386,025



Total
businesses

1-mile	3-miles	5-miles
972	11,063	21,525



Daytime
employment

1-mile	3-miles	5-miles
16,794	164,676	296,054



Avg. HH
income

1-mile	3-miles	5-miles
\$57,421	\$64,535	\$66,239



Avg. home
value

1-mile	3-miles	5-miles
\$231,318	\$246,498	\$233,160

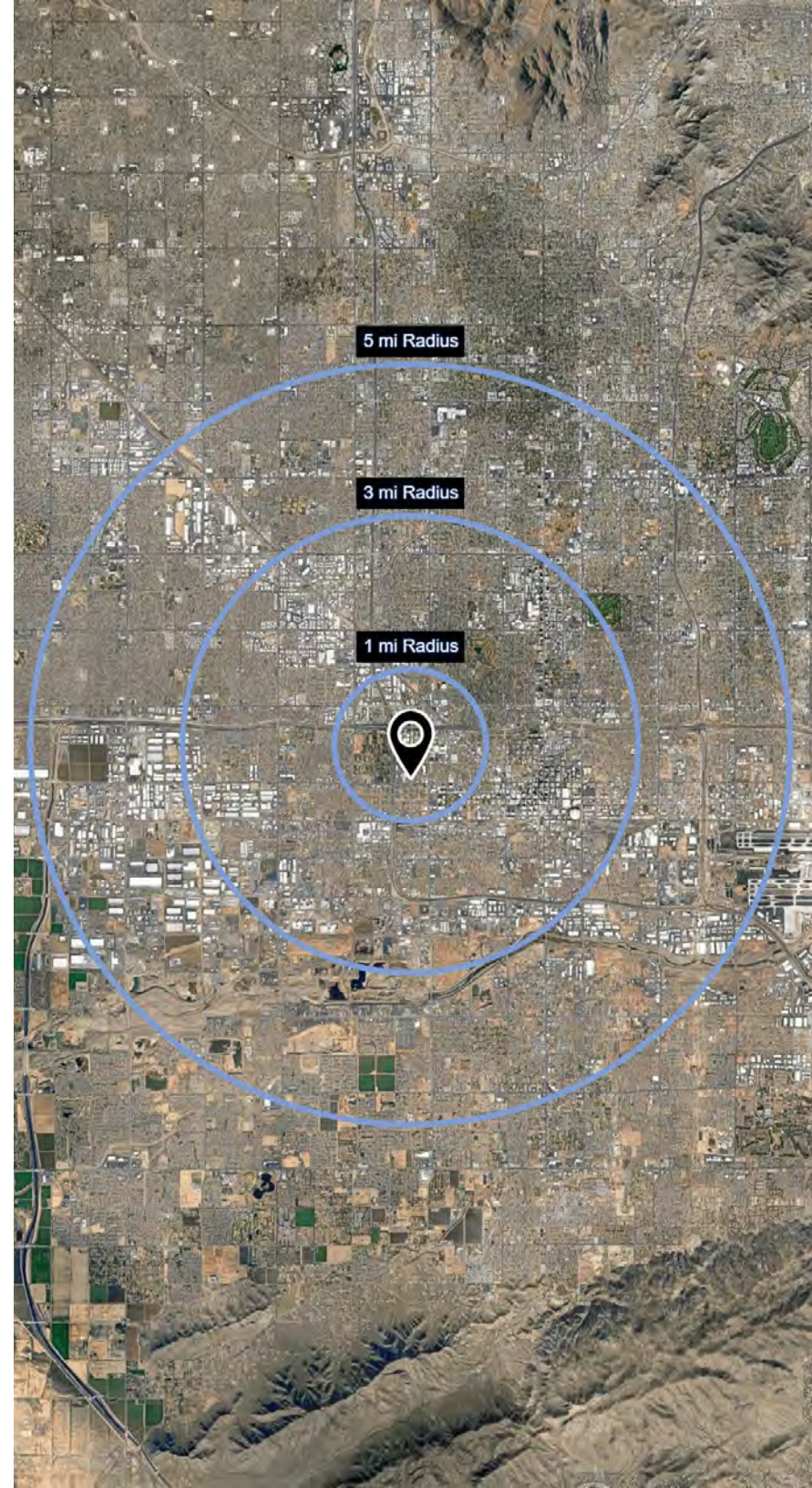
Travel time

5-miles



Travel to work in 14 minutes
or less **33,773 (19%)**

Avg. minutes travel to work **23.8**



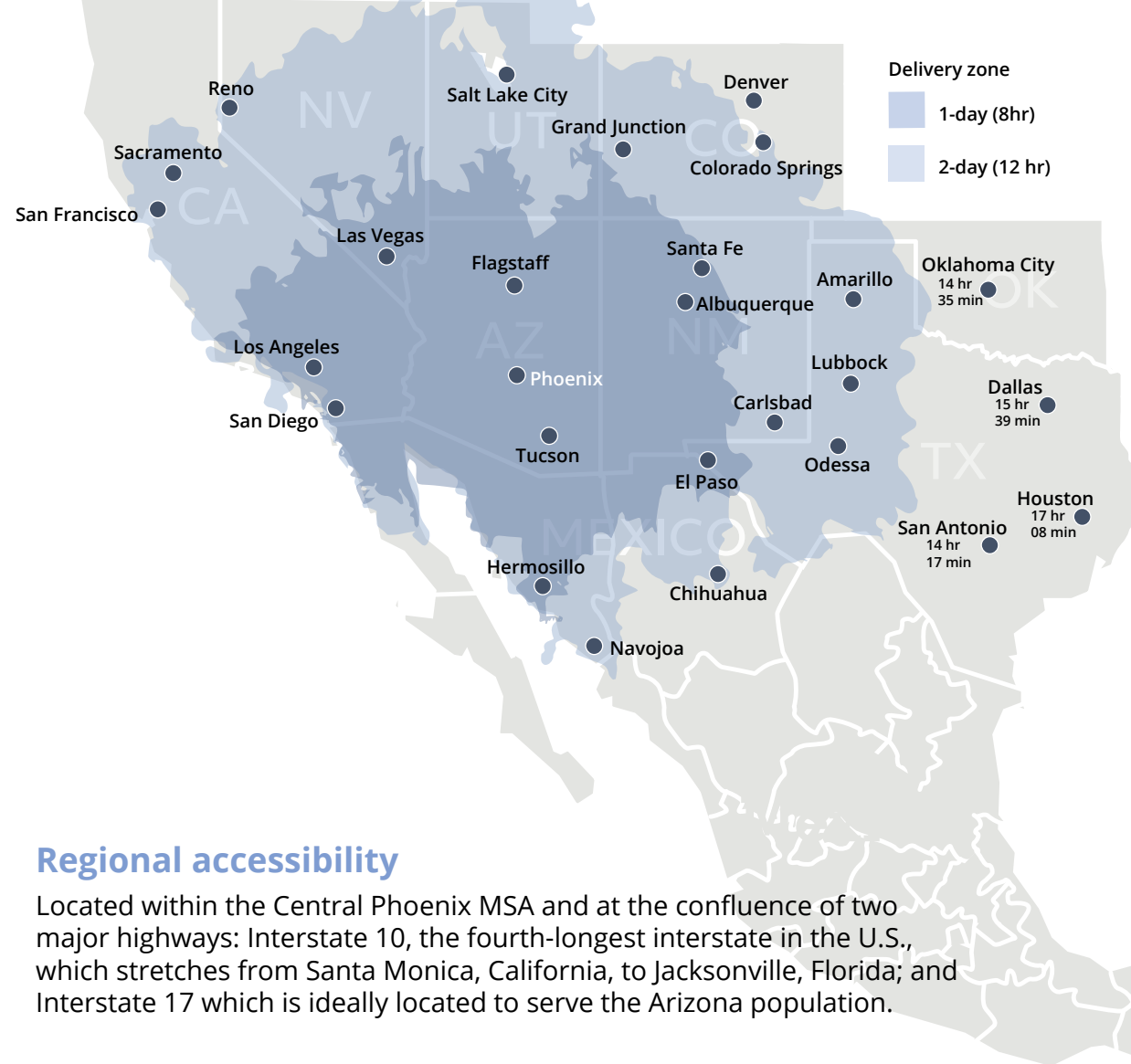
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Central
Industrial
District

21st Avenue

W Fillmore



Regional accessibility

Located within the Central Phoenix MSA and at the confluence of two major highways: Interstate 10, the fourth-longest interstate in the U.S., which stretches from Santa Monica, California, to Jacksonville, Florida; and Interstate 17 which is ideally located to serve the Arizona population.

Phoenix industrial districts

The property is located near major industrial districts: McDowell Industrial District, Payne Industrial District, Airhaven Industrial District, and Papago Industrial District. Located within the Central Industrial District, the property is situated in the heart of the Phoenix MSA, which is home to an impressive collection of businesses.