

FLEX INDUSTRIAL SPACE FOR LEASE - WWW.1EASTDEERVALLEY.COM



1 EAST DEER VALLEY

IMMEDIATE OCCUPANCY

SPEC SUITE #202

+/- 4,186 SQUARE FOOT

LAST SUITE AVAILABLE

1 EAST DEER VALLEY FOR LEASE

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SperryCGA - Insignia CRE // 2375 E. CAMELBACK RD, SUITE 350, PHOENIX, AZ 85016 // SPERRYCGA.COM

COVER // 1

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Executive Summary- WWW.1EASTDEERVALLEY.COM



PROPERTY SUMMARY

Available SF:	4,186 SF
Lease Rate:	\$1.25 SF/month (MG)
Address:	1 East Deer Valley, Phoenix, AZ 85024
Building Size:	51,141 SF
Grade Level Doors:	11
Ceiling Height:	24.0 FT
Year Built:	2017
Zoning:	A-1
Market:	Phoenix
Sub Market:	Deer Valley Industrial
Cross Streets:	Central Ave.

PROPERTY OVERVIEW

1 EAST DEER VALLEY is a modern industrial building consisting of small bays that range from +/- 4,186 Square Feet and expandable to +/- 10,252 Square Feet. The project has amenities that are standard in advanced large distribution buildings and features:

PROPERTY HIGHLIGHTS

- 600 Linear Feet of Deer Valley Frontage
- Tenant Signage
- 20'+ Clear Height
- LED Lighting
- 100% Air Conditioning
- H.V.L.S. Industrial Air Moving Fans
- A-1 Zoning (Phoenix)
- E.S.F.R. Sprinklers
- 2,000 Amps of 480/3Phase Power to Site
- 200 Amps Per Bay
- 14' High X 12' Wide Roll Up Grade Level Doors
- Extensive Glass Lines on Frontage
- Two 4' X 8' Skylights Per Bay
- Natural Gas to Site
- Fiber Optic to Site



Available Spaces - WWW.1EASTDEERVALLEY.COM



AVAILABLE

SPEC SUITE

LEASED

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
202	Available	4,186 SF	Modified Gross	\$1.25 SF/month

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AVAILABLE SPACES // 3

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Floor Plans - WWW.1EASTDEERVALLEY.COM



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SUITE 202 +/- 4,186 SQUARE FEET

Spec Suite-immediate occupancy

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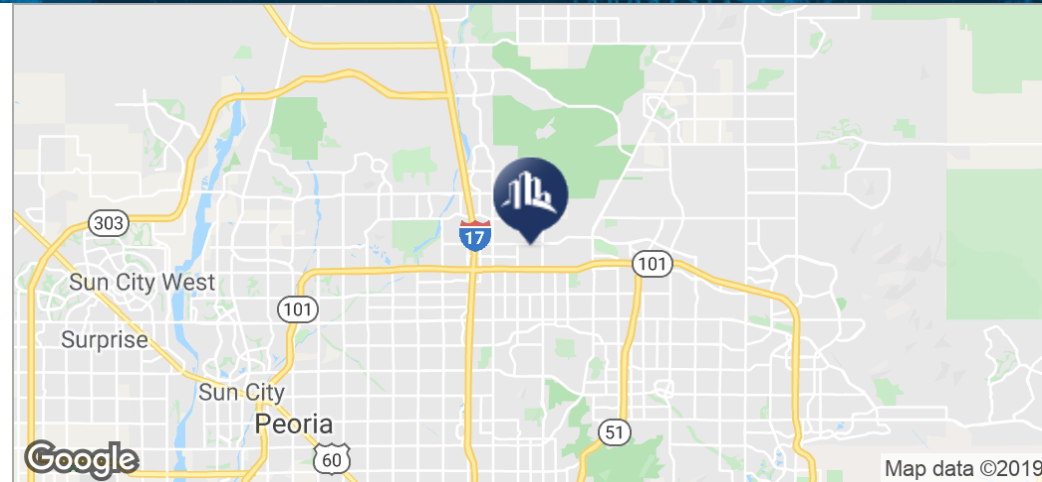
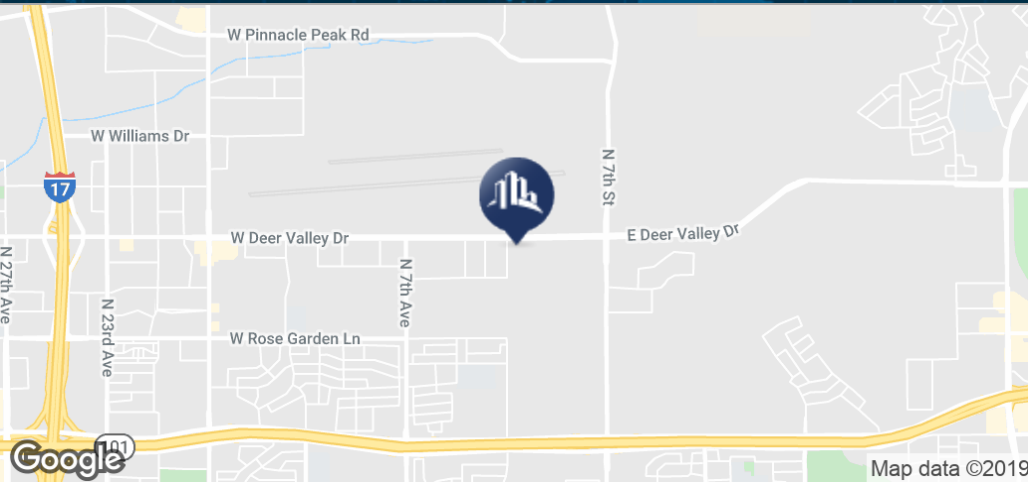
FLOOR PLANS - WWW.1EASTDEERVALLEY.COM

FLOOR PLANS // 4

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Location Maps-WWW.1EASTDEERVALLEY.COM



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,608	201,492	766,590
MEDIAN AGE	30.2	34.1	36.3
MEDIAN AGE (MALE)	29.5	32.8	35.2
MEDIAN AGE (FEMALE)	31.4	35.7	37.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,476	80,895	297,219
# OF PERSONS PER HH	2.4	2.5	2.6
AVERAGE HH INCOME	\$55,854	\$69,310	\$76,080
AVERAGE HOUSE VALUE	\$347,134	\$249,858	\$317,964

LOCATION DESCRIPTION

1 EAST DEER VALLEY is a +/- 51,000 Square Foot project located at the intersection of North Central Avenue and Deer Valley Road in the desirable Deer Valley industrial market. The Deer Valley Industrial Sub-Market is strategically situated in Northwest Phoenix and is located at the intersection of I-17 and SR Loop 101. I-17 is the major Interstate arterial freeway that runs north/south in Arizona and SR 101 loops the Phoenix-Scottsdale Metropolitan Statistical Area (MSA). The project is located 2.25 miles East of I-17 and 1 mile North of Loop 101. The address of 1 EAST DEER VALLEY is instantly recognizable as the confluence of Deer Valley Road and Central Avenue, and exhibits over 600 linear feet of exposure frontage along Deer Valley Road.

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LOCATION MAPS // 5

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Additional Photos-WWW.1EASTDEERVALLEY.COM



DEER VALLEY FRONTAGE



UPGRADED GALLEY BREAKROOM



UPGRADED EPOXY FLOORING



EXCELLENT SIGNAGE AND EXPOSURE



E.F.R.S. Sprinklers, Fully A.C., H.V.L.S. Fans

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ADDITIONAL PHOTOS-WWW.1EASTDEERVALLEY.COM

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ADDITIONAL PHOTOS // 6

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Professional Background

Ian Turner, CCIM, MRED, specializes in the sale and leasing of Industrial & Office properties at Sperry Commercial. His approach is that of a Trusted Advisor that guides him throughout his Real Estate practice. It begins with a simple question, "How can I add value to the client?" Once this goal is established, Ian is able to utilize his combined experience of over 20 years in the construction, development, brokerage and valuation of real estate to produce results. Ian does this through applying his tenacity, attention to detail, and his ability to communicate effectively. Ian is a passionate lifelong learner. He combined his love of learning and love of real estate when he received his Masters in Real Estate Development (MRED) from Arizona State University in 2008. He completed his B.S. in Business and Project Management at the University of Phoenix prior to that in 2007. Mr. Turner received his Arizona real estate broker's license in 2008 and completed his C.C.I.M. designation in 2017. He has held an Arizona General Contractors license and is a graduate of the Union Carpenter's Apprenticeship program in New York City. As a consultant and principal, Ian has been involved in acquisitions, due diligence, financial feasibility, site selection, valuation and construction management.

*Specializing in Industrial and Office

*Tenant Representation/Owner User Acquisitions

*Sales of Investment Properties/Sale Leasebacks

*Assistance in loan procurement funding for purchase, refinance, or construction

Memberships & Affiliations

*Lambda Alpha International (LAI)

*Risk Management Association (RMA)

*LAI Pathfinders

*Federation High Tech Committee

*CCIM Designee# 22615

