

LOCATED IN AN OPPORTUNITY ZONE

FOR LEASE

MANUFACTURING/OUTDOOR STORAGE

1127 WEST

Melinda Lane

phoenix | az

DEER
VALLEY



21,307 SF

TOTAL SPACE
AVAILABLE



17 & 101 FWY

CLOSE PROXIMITY



DEER VALLEY

PRIME SUBMARKET
LOCATION

FOR MORE INFORMATION, CONTACT:

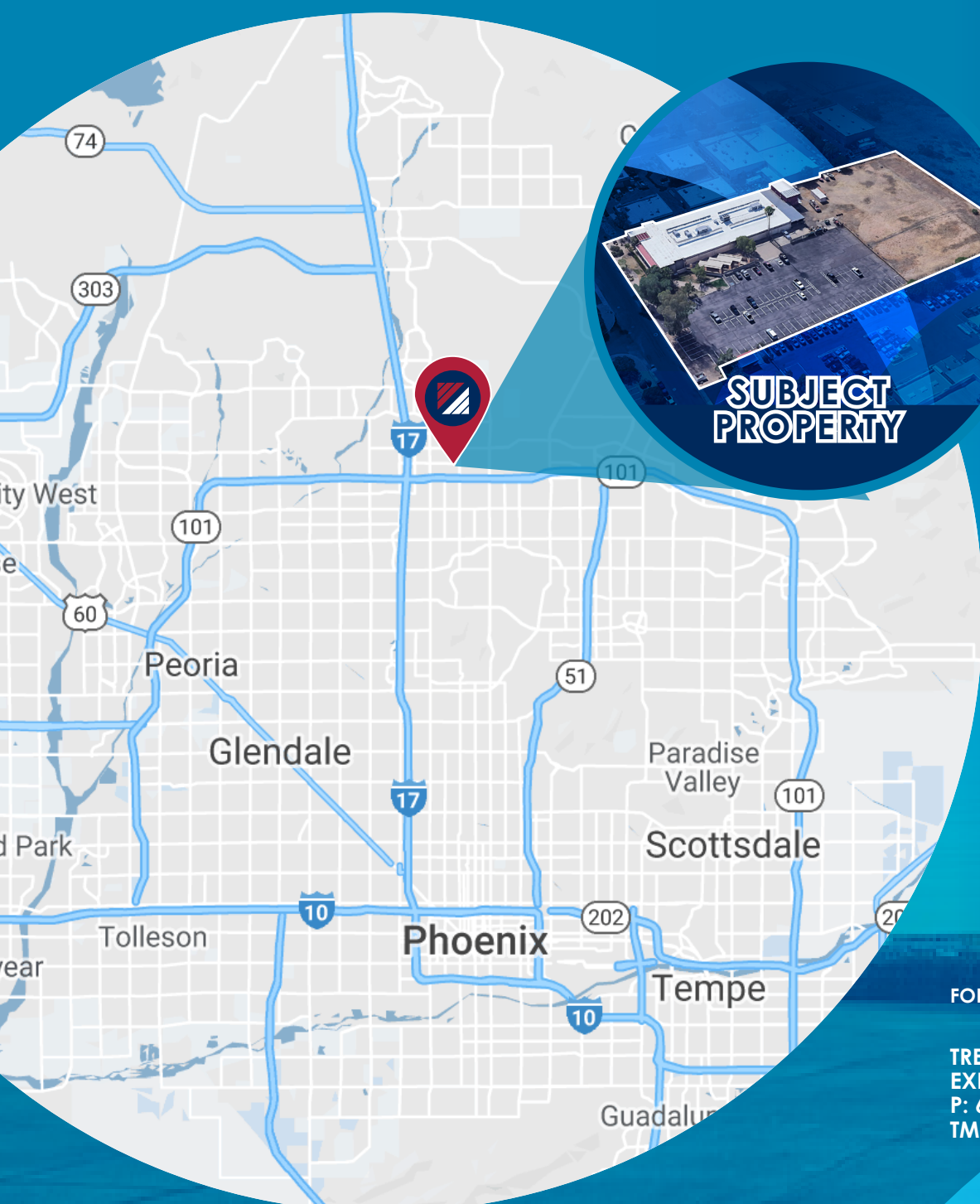
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DAUM

COMMERCIAL REAL ESTATE SERVICES



DEER VALLEY

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LOCATION HIGHLIGHTS

Located in the Center of The Deer Valley Airpark Submarket 1/2 mile away from loop 101 & 7th Avenue (Full Diamond) 1.2 Miles from Deer Valley Rd & I-17 (Full Diamond). Adjacent to the New SIHI Business Campus developing approximately 800,000 SF of New Commercial Development.

PROPERTY HIGHLIGHTS:

- Size: 21,307 SF
- Currently Set up for Manufacturing/Outdoor Storage.
- Ideal Contractors Yard – A-1 Light Industrial Zoning
- Lot size: 3.67 acres - 160,000 SF
- Approximately: 533' X 300'
- 16' Clear Height
- 100% HVAC Building
- No CC&R's or HOA
- Located In an Opportunity Zone

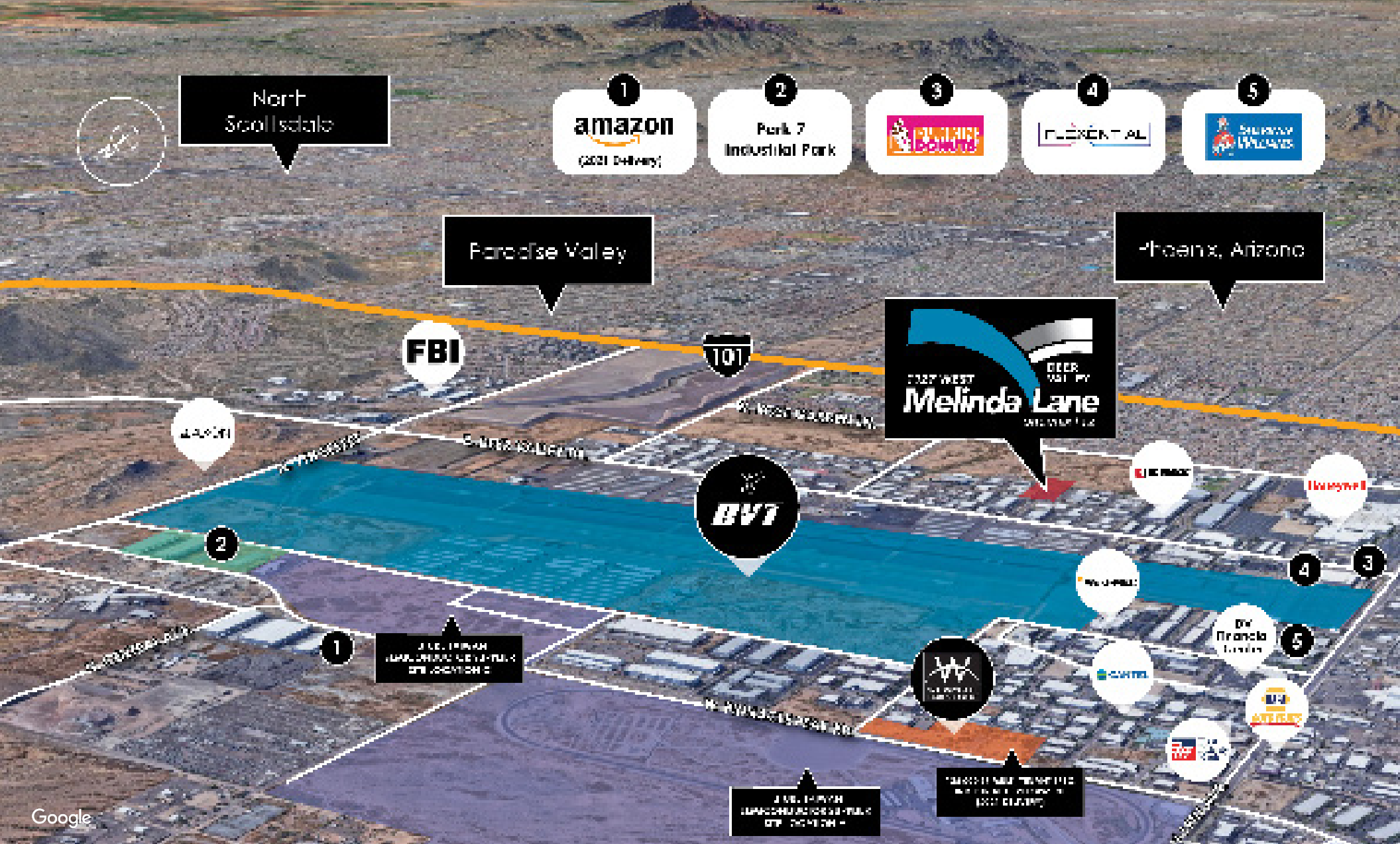
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AMENITIES MAP | DEER VALLEY



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NO. EMPLOYEES

1. **THE ARIZONA REPUBLIC**
1,011 Employees
2. **COX**
2,158 Employees
3. **HONEYWELL**
6,111 Employees
4. **ASURION**
500 Employees
5. **DISCOVER**
3,003 Employees
6. **BEST WESTERN**
966 Employees
7. **AMERICAN EXPRESS**
7,603 Employees
8. **PETSMART**
2,034 Employees

