

# Turner Spectrum Ridge at Deer Valley

925 E. Salter Dr., Phoenix, AZ, 85024 "BUILDING H"



### PROJECT HIGHLIGHTS

- ±16,504 free standing building, office allowance included within purchase price
- ±45,909 SF lot, including a ±15,010 SF secured yard
- 22' Clear height
- 1000 AMPS of 120/208v 3-phase power
- Two (2) 12'x14' grade-level doors
- Truckwell with one (1) 9'x10' roll-up door
- 23 parking stalls
- Blockwall fencing with rolling security gate
- Zoned A-1, light industrial, City of Phoenix
- SALE PRICE: \$2,013,488
  CONTACT BROKER FOR LEASE RATE



Mike Ciosek, Senior Vice President 602.513.5135 - 602.680.0222 cell mciosek@voitco.com Eric Bell, Senior Vice President 602.513.5151 - 602.380.1990 cell ebell@voitco.com

### CONTACT

Click: www.turnerspectrumridge.com







## Turner Spectrum Ridge at Deer Valley

925 E. Salter Dr., Phoenix, AZ, 85024 "BUILDING H"



### **FEATURES AND BENEFITS**

- <u>Block Wall Fencing & Rolling Gate</u> Yards are specifically designed to be a minimum of 10% larger than any other Deer Valley Development
- <u>Clear Height 22</u>" Increases the usable square footage, and potential for an additional tier of racking
- 1/4 -mile from a Full-Diamond Interchange Less time on surface streets increases productivity and lowers operating costs
- <u>Turn-Key Delivery</u> Saves on start-up costs and time to occupy the building
- <u>A-1 Zoning</u> Deer Valley's most flexible zoning allows users to diversify their uses and creates a greater resale value





Mike Ciosek, Senior Vice President 602.513.5135 - 602.680.0222 cell mciosek@voitco.com Eric Bell, Senior Vice President 602.513.5151 - 602.380.1990 cell ebell@voitco.com

**CONTACT** 

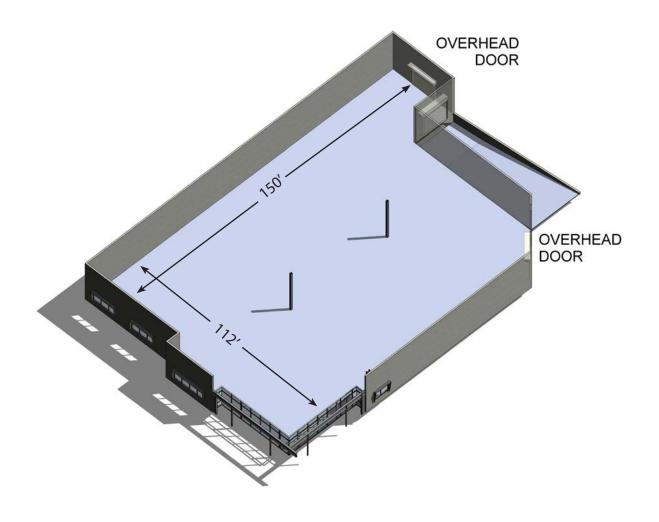
Bell & Ciosek





# Turner Spectrum Ridge at Deer Valley

925 E. Salter Dr., Phoenix, AZ, 85024 "BUILDING H"



Mike Ciosek, Senior Vice President 602.513.5135 - 602.680.0222 cell mciosek@voitco.com Eric Bell, Senior Vice President 602.513.5151 - 602.380.1990 cell ebell@voitco.com

CONTACT



