

ORSETT @
SPECTRUMRIDGE



S SEC 7th Street & Deer Valley Road

COMPLETION SCHEDULED FOR Q1 2019

Building 1 – ±15,283 SF With Private Yard

Building 2 – ±15,230 SF With Private Yard & Truckwell

Up To ±30,513 SF Available



ANOTHER DEVELOPMENT
OWNED BY



Mike Ciosek, SIOR
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Property Info



PROPERTY INFORMATION

Two freestanding buildings to be constructed

Building 1 ± 15,283 SF free-standing building* on ±.95 acres

Building 2 ± 15,230 SF free-standing building* on ±1.11 acres

*Can be combined into ±30,513 SF

PROPERTY FEATURES

24' clear height

1000 amps 277/480v

2 - 12' x 14' grade level doors

Truckwell – Building 2

A-1 light industrial zoning, City of Phoenix

Block-wall fencing and metal rolling gates

Underground retention

Completion date scheduled for Q1, 2019

Sale Price/Lease Rate: Contact Broker

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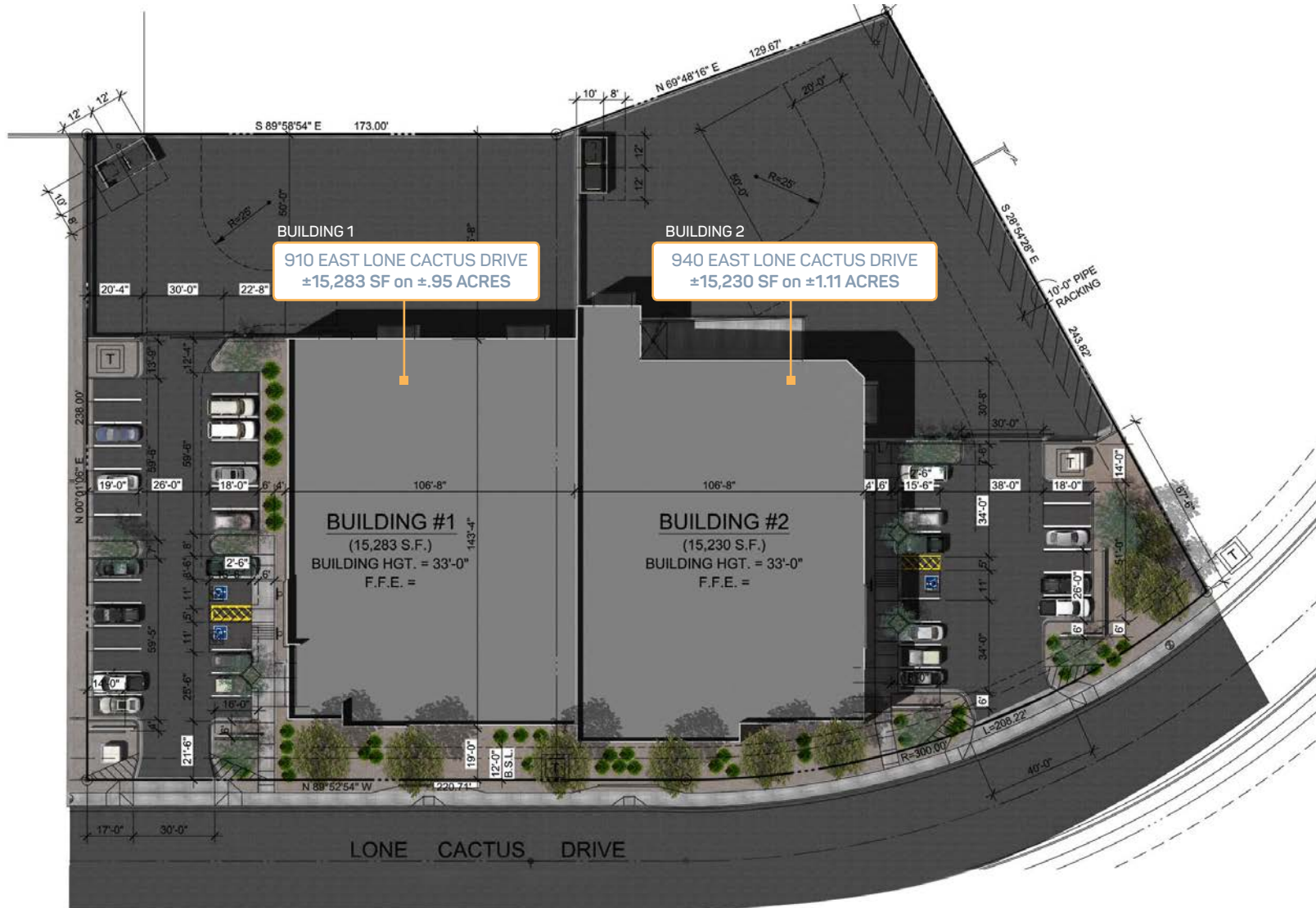
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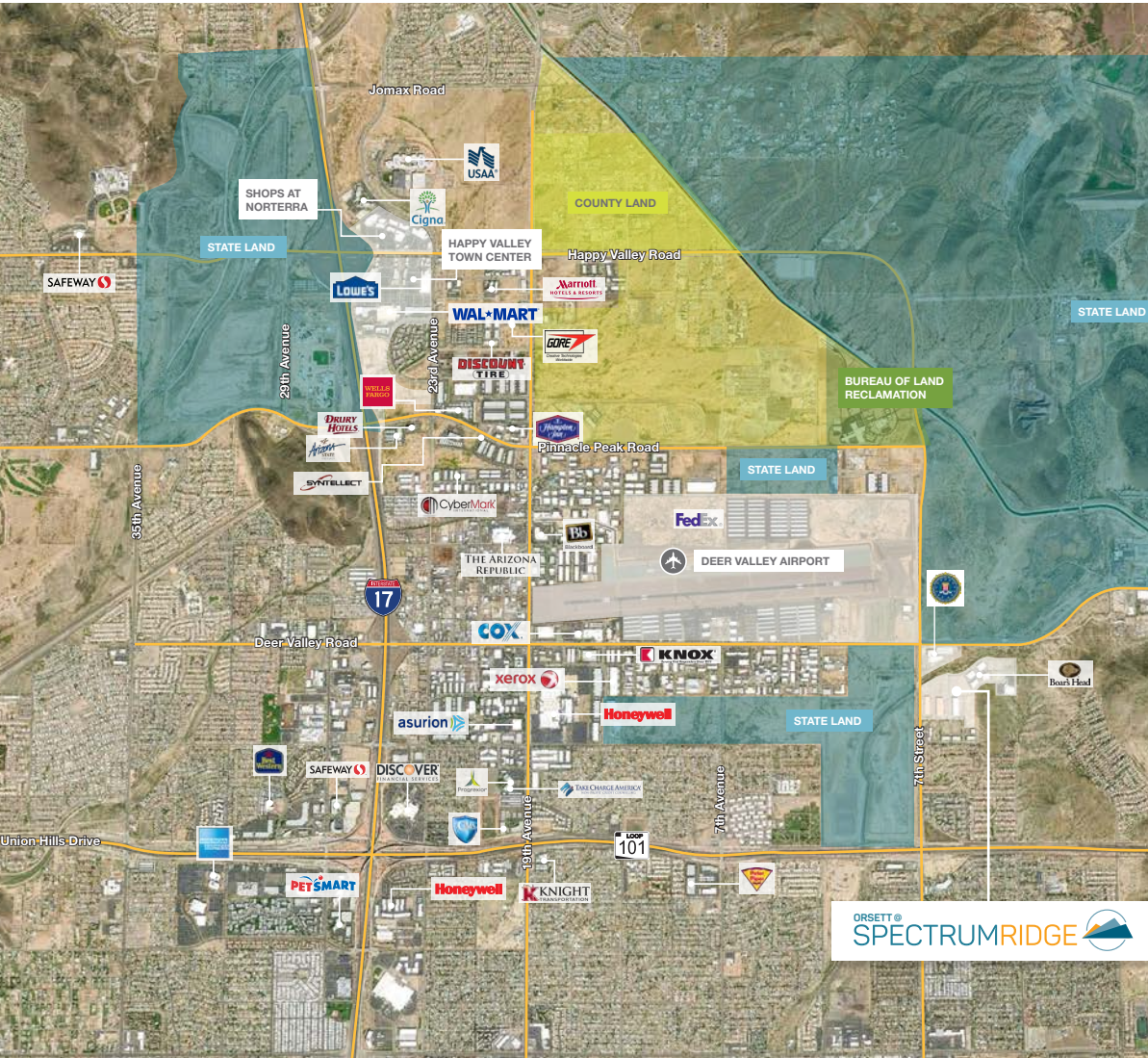
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Location Info



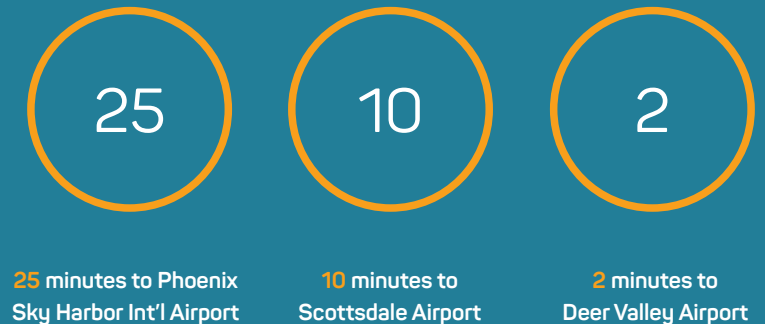
Well positioned in the sought-after Deer Valley submarket with prominent corporate neighbors and numerous retail amenities nearby.

2M SF of retail and dining within 2.5 miles

Adjacent to full-diamond interchange at I-17

Corporate neighbors include Discover, FedEx, Honeywell, Microsoft, Safeway, USAA, Walmart, and Xerox

Several brand new hotels within minutes, including Hilton Garden Inn, Drury Inn, Marriott, Homestead Inn, and Courtyard



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