

# FOR LEASE

23030 N. 15TH AVENUE  
PHOENIX, ARIZONA

# Voit

REAL ESTATE SERVICES



## PROPERTY FEATURES

- ±17,000 SF flex industrial building
- ±10,000 SF office/assembly
- ±46,932 SF lot
- 16'-40' clear height
- ±1,000 amps, 277/480v
- 100% air conditioned building
- CP/BP zoning, City of Phoenix
- Near amenities on Pinnacle Peak
- Adjacent to Deer Valley Airport
- Shared truckwell

## Manufacturing/Lab Features

- 40' clear interior tower space designed for specialty manufacturing
- Research & development lab on site
- Clean room & chemical storage room within facility



**LEASE RATE:**  
**\$0.75/SF NNN**

For more information, contact:

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### ERIC BELL

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## PINNACLE BUSINESS PARK



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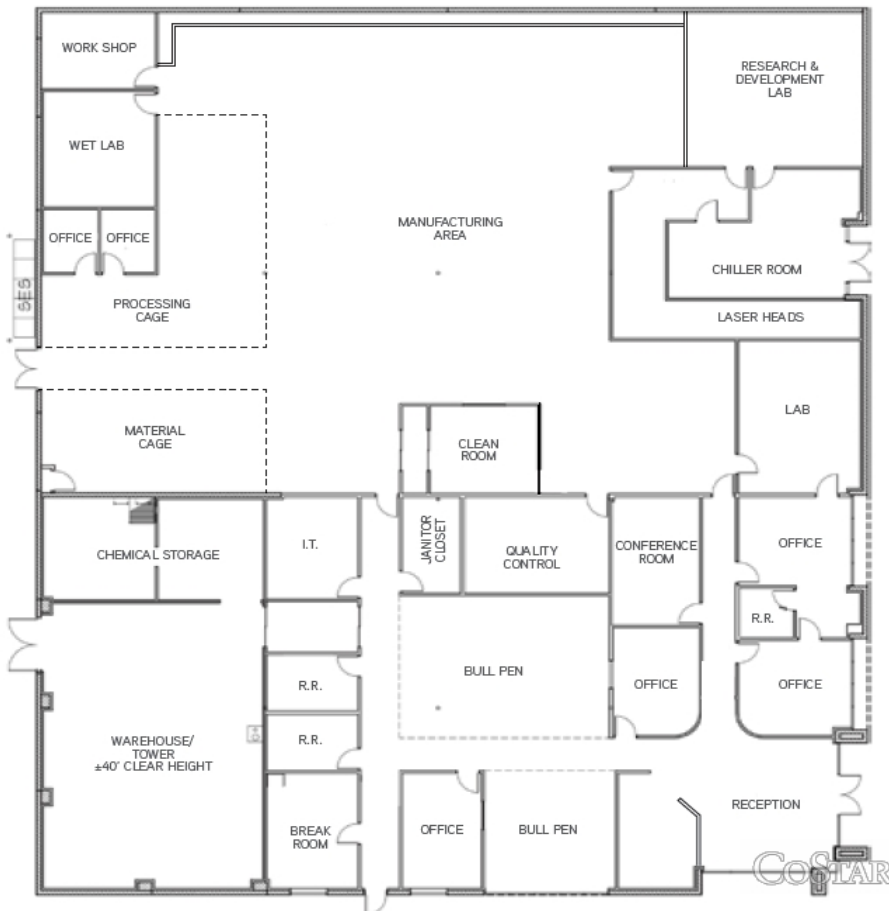
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## FLEX/MANUFACTURING BUILDING

### FLOOR PLAN:



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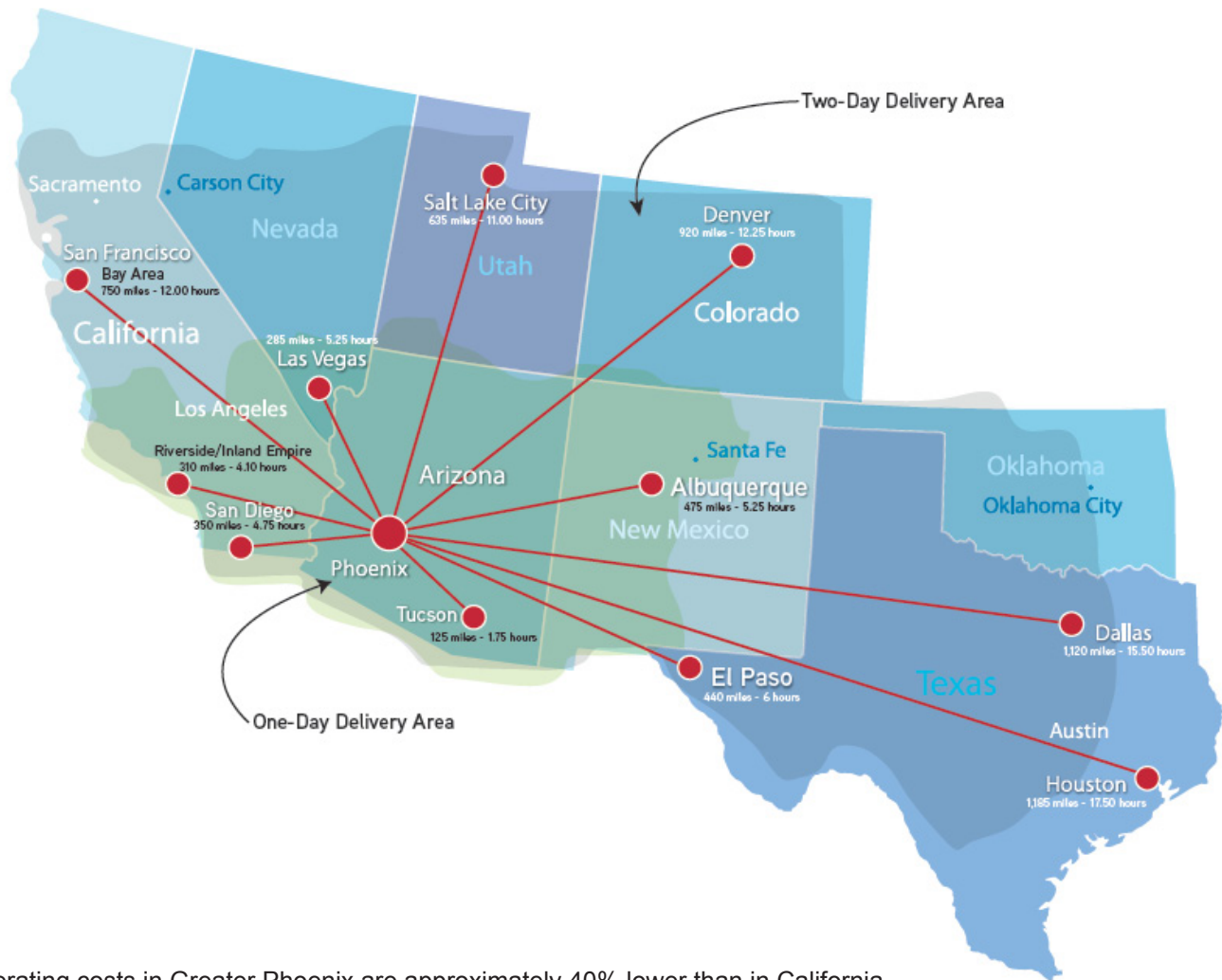
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Operating costs in Greater Phoenix are approximately 40% lower than in California

Arizona offers more than 20 business incentives to choose from

### Other Arizona Fast Facts:\*

- No corporate franchise tax
- No income tax on dividends from out of state subsidiaries
- No worldwide unitary tax
- Aggressive accelerated depreciation schedules
- 80 percent sales factor for corporate income tax, ramping up to a 100 percent option
- Low total payroll costs, including some of the lowest Fringe and Mandated Benefits in the county
- No sales tax on manufacturing equipment
- No inventory tax
- Low unionization
- Low workman's comp and unemployment insurance
- Right-to-work state
- 90-day-or-less permitting

\*Courtesy of GPEC.org

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