

FOR SALE OR LEASE

Turner Spectrum Ridge at Deer Valley

970 E Lone Cactus Road, Bldg A, Phoenix, AZ, 85024



FEATURES

±15,200 free standing building delivered with ±1,500 SF of finished office space, expandable

±42,473 SF lot, including a ±10,658 SF secured yard

20' clear height

1000 amps of 120/208v 3-phase power

Two 12' x 14' grade level doors

26 parking stalls

Block wall fencing with rolling security gate

Zoned A-1, Light Industrial, City of Phoenix

1/4 mile proximity to full diamond interchange

Sale Price: \$1,900,000

Asking Lease Rate: \$0.72 NNN

For more information, visit www.turnerspectrumridge.com

CONTACT

Mike Ciosek, SIOR

Eric Bell, SIOR

Dylan Scott

602.513.5200

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FEATURES

Block Wall Fencing & Rolling Gate - Yards are specifically designed to be a minimum of 10% larger than any other Deer Valley Development

Clear Height 20' - 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 street increases productivity and lowers operating costs

Turn Key Delivery - Saves on start-up costs and time to occupy the building

A-1 Zoning - Deer Valley's most flexible zoning allows users to diversify their uses and creates a greater resale value



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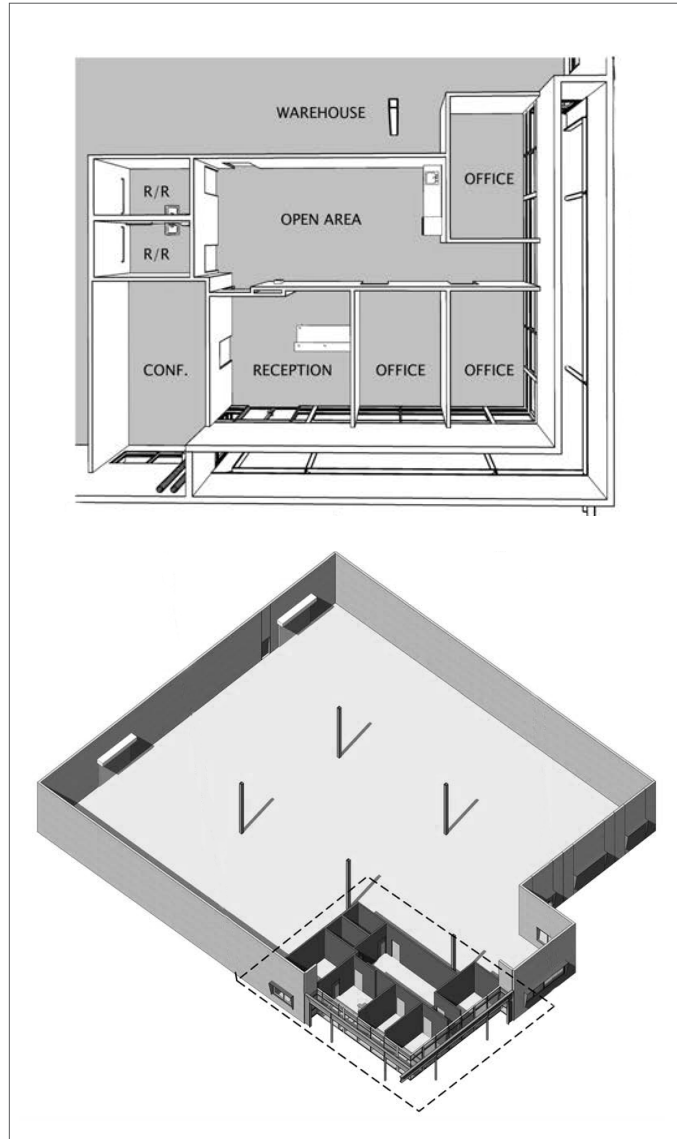
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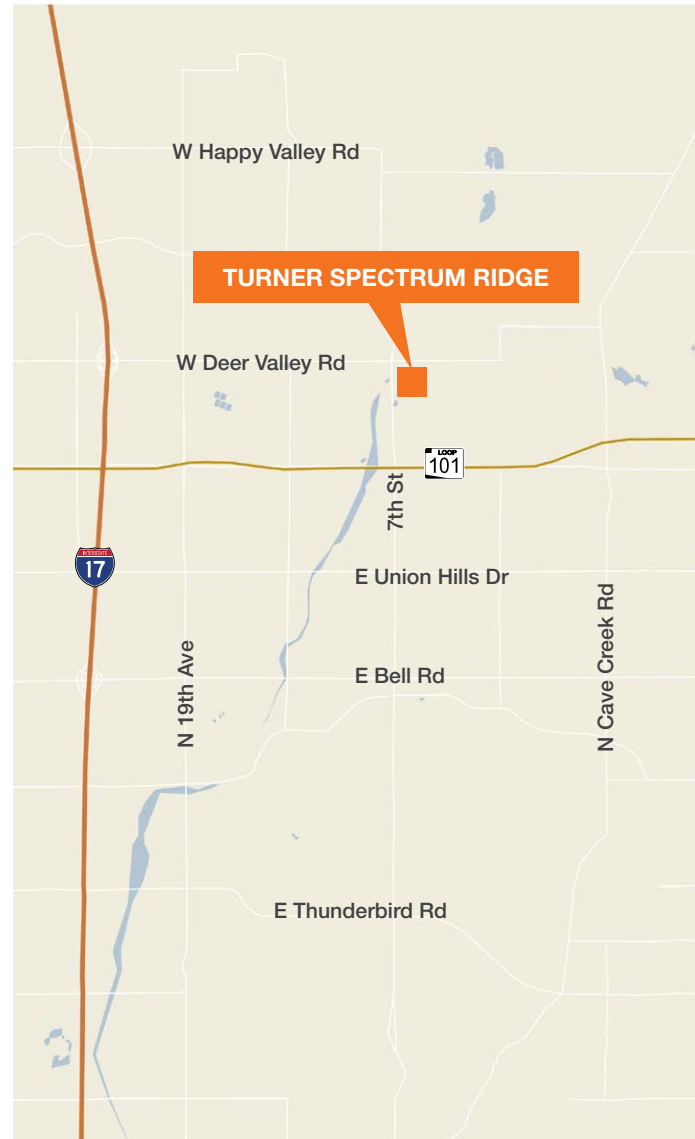
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SITE PLAN



LOCATION MAP



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