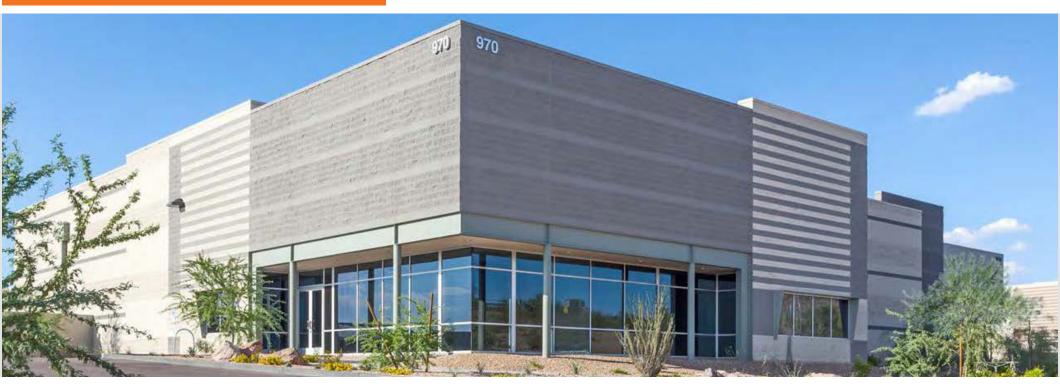
## FOR SALE OR LEASE

## **Turner Spectrum Ridge at Deer Valley**

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



#### **FEATURES**

 $\pm$ 15,200 free standing building delivered with  $\pm$ 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

Owned by:





# **FOR SALE OR LEASE** 970 E Lone Cactus Road, Bldg A, Phoenix



#### FEATURES

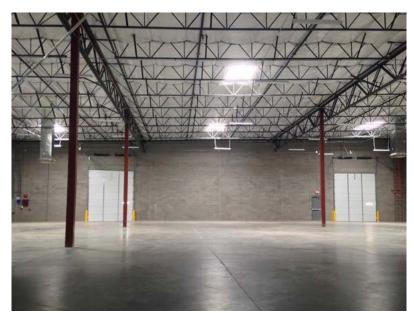
**Block Wall Fencing& Rolling Gate** - Yards are specifically designed to be a minimum of 10% larger than any other Deer Valley Development

**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



#### CONTACT

Mike Ciosek, SIOR 602.513.5135 mciosek@kiddermathews.com

Eric Bell, SIOR 602.513.5151 ebell@kiddermathews.com

Dylan Scott 602.513.5104 dscott@kiddermathews.com

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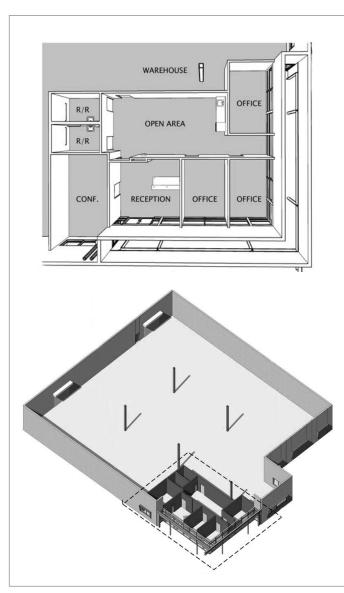
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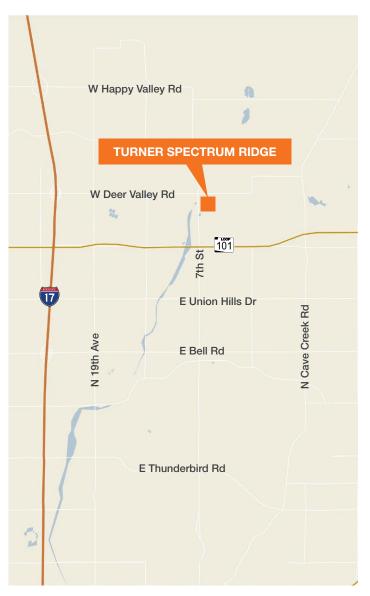
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#### **SITE PLAN**



#### **LOCATION MAP**



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