

SPECTRUM RIDGE

7TH ST & DEER VALLEY RD

SUPERIOR DEER VALLEY LOCATION
1/2 Mile from Full-Diamond Interchange



OWNED BY



Mike Ciosek, SIOR
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LOT 20-21

ACRES	±2.05 net acres
FEATURES	Utilities in street
PROPERTY TAX	2017 Property Tax: N/A
ZONING	A-1, Light Industrial, City of Phoenix
PRICE	\$9.50 PSF



LOT 1

ACRES	±6.31 total net acres – Lot 1: ±1.16, Lot 2: ±2.78, Lot 3: ±1.29, Lot 4: ±1.09
FRONTAGE	7th street frontage
FEATURES	Utilities in street
PROPERTY TAX	2017 Property Tax: \$25,910.94 – Lot 1: \$4,856.93, Lot 2: \$11,656.50, Lot 3: \$4,816.98, Lot 4: \$4,581.80
ZONING	A-1, Light Industrial, City of Phoenix
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ABOUT SPECTRUM RIDGE:

Spectrum Ridge encompasses a fully improved, A-1 City of Phoenix zoned development of approximately ±51 Acres. There is currently over ±600,000 SF of industrial, flex/back office and distribution space developed within the park.

In addition to easy access to the I-17, SR 101 and SR 51 freeways, the premium commercial lots at Turner Spectrum Ridge delivers a 'Class A' environment suitable for:

- Industrial
- Office
- Retail
- Flex/Back Office
- Distribution

DEER VALLEY BENEFITS:

- 500,000 employees within a 30-minute commute
- Immediate access to I-17, Loop 101 and 51 freeways
- 3 miles to Happy Valley Towne Center - 800,000 SF of retail and 4 miles to Deer Valley Town Center - 550,000 SF of retail including numerous banks and restaurants within one mile



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