



# Rose Garden BUSINESS PARK

FOR LEASE

**BROKER BONUS:**

**\$1,000 Gift Card**

for any 3+ year lease

FOR MORE INFORMATION:

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1819-20823 W ROSE GARDEN LN, 20801-20823 N 19TH AVE, PHOENIX, AZ 85027

## PROPERTY FEATURES

- » Nine buildings totaling ±157,101 SF (office/industrial)
- » Available suites ranging from ±3,760 to ±12,682 SF ready for immediate occupancy, with various percent office build-outs
- » 18' clear height and 10x10 grade level loading; 2.6:1,000 parking ratio; shared truckwell
- » Frontage on 19th Ave and Rose Garden Ln, in close proximity to the Loop 101 and I-17 Freeways
- » Lease Rates: \$0.95/SF
- » 2017 improvements completed: roof, landscaping, parking lot, and signage
- » Aggressive ownership



Updated: 04/17/2019

The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



# SITE PLAN

■ AVAILABLE   
 ■ OCCUPIED



# AVAILABILITIES

## INDUSTRIAL/FLEX

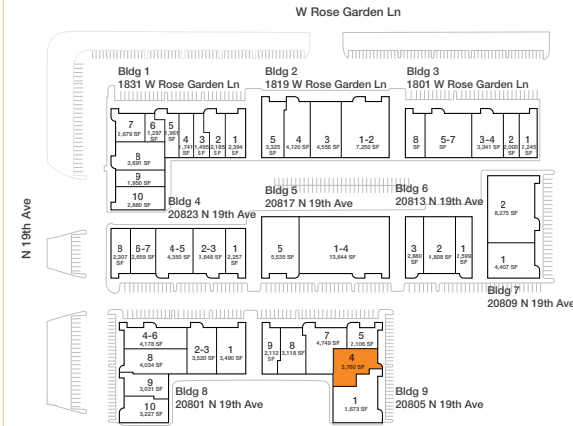
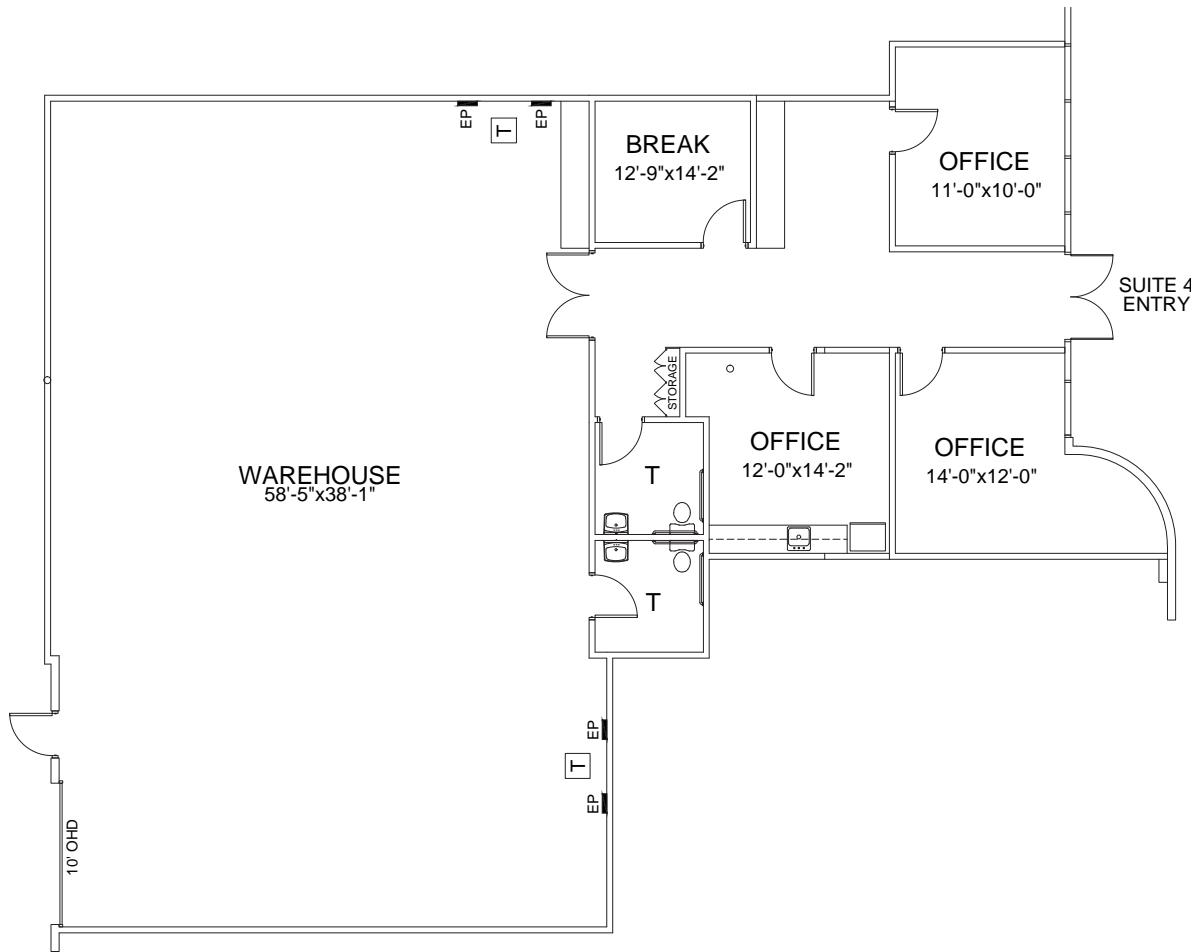
BUILDING	SUITE	TOTAL SF	LEASE RATE
20805 N 19th Avenue	4	±3,760 SF	\$0.95
20805 N 19th Avenue	7	±4,749 SF	\$0.95
20805 N 19th Avenue	1	±5,673 SF	\$0.95
1819 W Rose Garden Ln	1-2	±7,250 SF	\$0.95
20809 N 19th Avenue	1-2	±12,682 SF	\$0.95
	1	±4,407 SF	
	2	±8,275 SF	

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 PHOENIX, AZ

**20805 N 19TH AVE, SUITE 4**

TOTAL | ±3,760 SF



**For more information:**

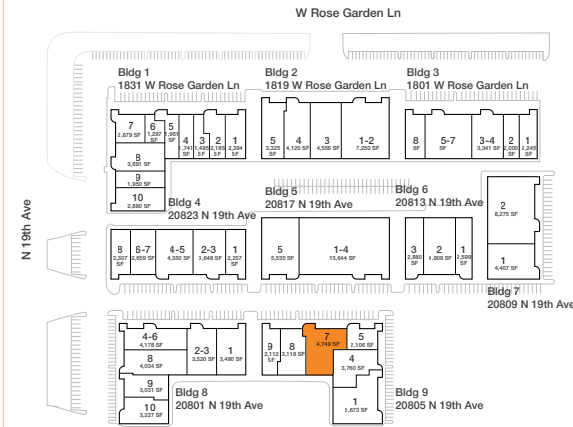
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## 20805 N 19TH AVENUE, SUITE 7

TOTAL | 4,749 SF    OFFICE | ±2,482 SF



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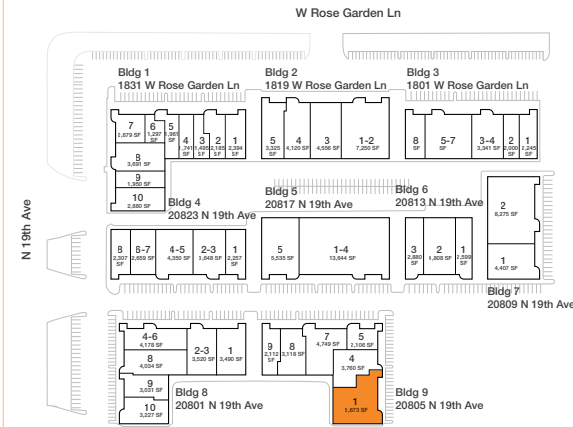
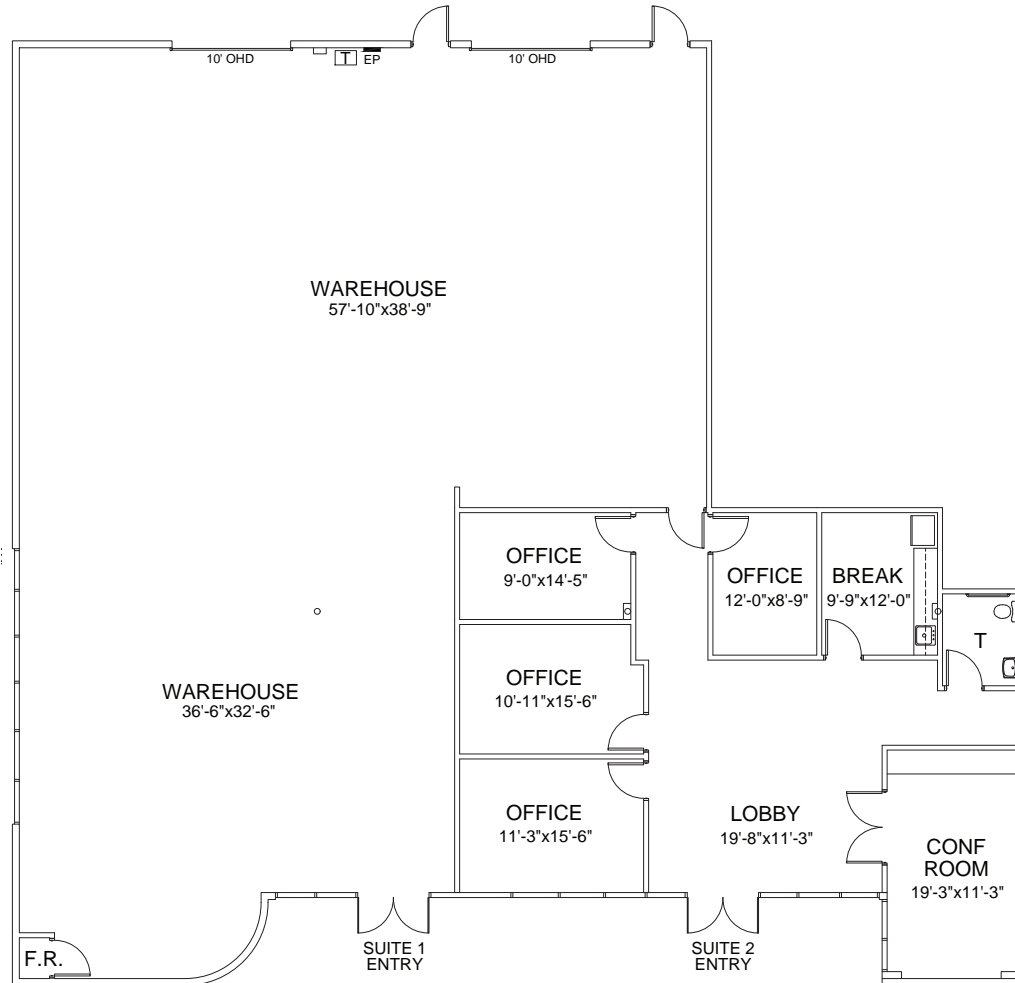
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# 20805 N 19TH AVENUE, SUITE 1

TOTAL | 5,673 SF



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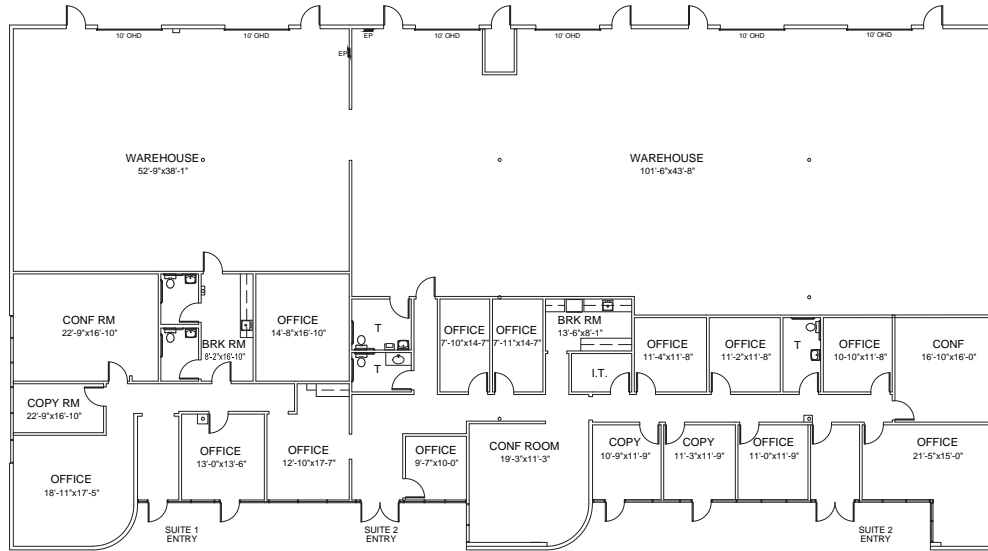
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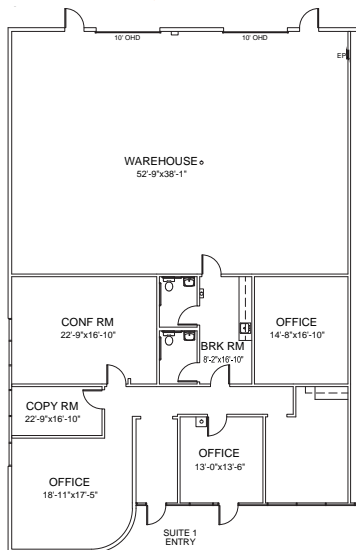
20809 N 19TH AVE, SUITE 1-2



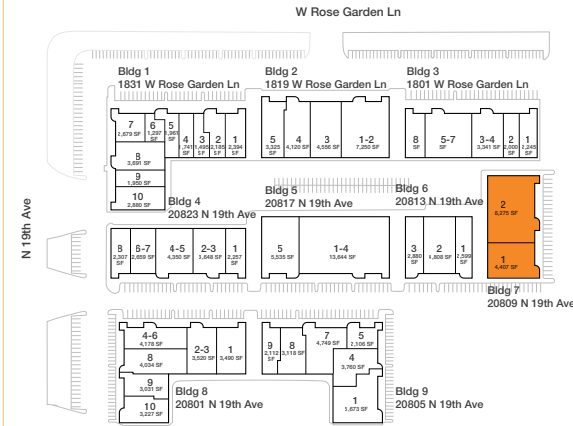
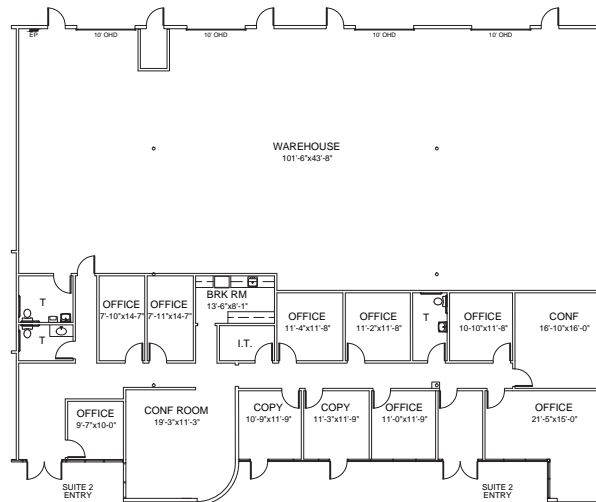
Suite 1-2 - ±12,682 SF



Suite 1 - ±4,407 SF



Suite 2 - ±8,275 SF



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 **Kidder  
Mathews**





# AMENITIES AERIAL



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