



Turner Spectrum Ridge at Deer Valley

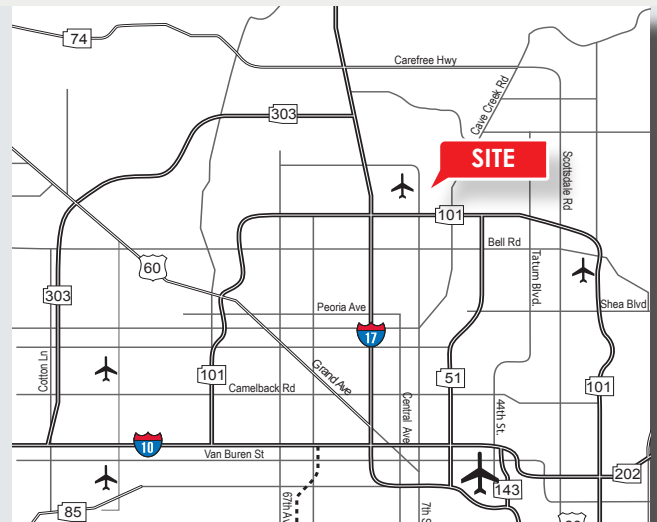
975 E. Salter Dr., Phoenix, AZ, 85024

"BUILDING G"



PROJECT HIGHLIGHTS

- ±13,724 free standing building, office allowance included within purchase price
- ±35,292 SF lot, including a ±9,725 SF secured yard
- 20' Clear height
- 800 AMPS of 120/208v 3-phase power
- Two (2) - 12'x14' grade-level doors
- 19 parking stalls
- Blockwall fencing with rolling security gate
- Zoned A-1, light industrial, City of Phoenix
- 1/4 Mile proximity to full-diamond interchange
- SALE PRICE: \$1,729,224 (\$126/SF)



CONTACT

Click: www.turnerspectrumridge.com

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Bell & Ciosek
CRE SPECIALISTS

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REAL ESTATE SERVICES

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FEATURES AND BENEFITS

- **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 streets 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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