



# SIGONA INDUSTRIAL SUITES

*±3,127 SF General Industrial Suite For Lease*

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MIKE CIOSEK, SIOR  
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*7/1/2026*

OCCUPANCY

*\$1.60 NNN*

LEASE RATE

PROPERTY OVERVIEW

SUITE 120	±3,127 SF
OFFICE	±594 SF
FRONTAGE	Deer Valley Rd Visibility
CLEAR HEIGHT	20'
LOADING	12' x 14' Overhead Door
POWER	200 amps, 120/208V
PARKING RATIO	2/1000
ZONING	A-1, City of Phoenix
OCCUPANCY	July 1, 2026
LEASE RATE	\$1.60 PSF
LEASE TYPE	NNN
ADDITIONAL FEATURES	Evap Cooled Warehouse Adjacent to Mountain Preserve and Walking Trails

**3 MIN**  
DRIVE TO LOOP 101

**7 MIN**  
DRIVE TO I-17



# FLOOR PLAN



**±3,127 SF**

SUITE 120

**7/1/2026**

AVAILABLE

**\$1.60 NNN**

LEASE RATE (SF/YR)



## 21575 N 11TH PLACE

*For more information on this property, please contact*

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