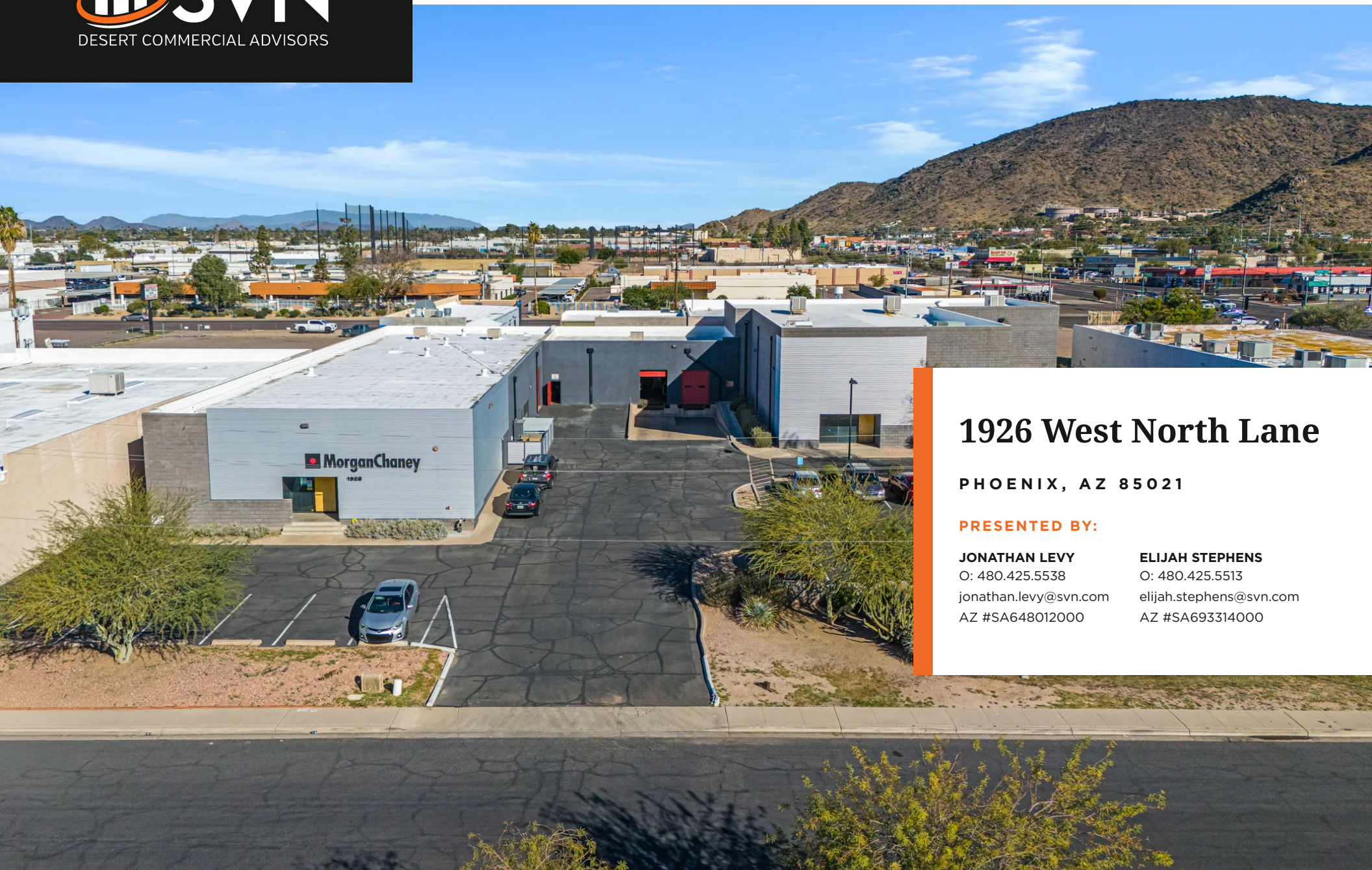




Freestanding Infill Industrial For Sale



1926 West North Lane

PHOENIX, AZ 85021

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PROPERTY SUMMARY

1926 WEST NORTH LANE

PHOENIX, AZ 85021

OFFERING SUMMARY

SALE PRICE:	Call for Pricing
BUILDING SIZE:	±18,400 SF
ZONING:	C-3
LOT SIZE:	1.12 Acres
APN:	149-10-036A
2025 PROPERTY TAXES:	\$18,712.64



PROPERTY SUMMARY

SVN Desert Commercial Advisors is pleased to introduce a prime investment opportunity in the heart of Phoenix, Arizona. This ±18,400 SF industrial property, built in 1976 (with a later industrial addition in 1998) and zoned C-3, is an ideal opportunity for industrial distribution and light manufacturing ventures. Boasting a convenient location within the I-17 corridor, this site features two truckwells with dock high positions and levelers, and 22' clear height in the newer warehouse, and two (2) 12' x 14' grade level drive-in doors, all situated on approximately 1.12 acres. Constructed of sturdy masonry, this property offers seamless access to the I-17 freeway and is adjacent to the redevelopment of Metrocenter Mall. With the added benefit of close proximity to Grand Canyon University, this opportunity is not to be missed.

PROPERTY HIGHLIGHTS

- ±18,400 SF Infill Industrial Property within I-17 Corridor
- Competitive \$1.25 PSF/MO Modified Gross Lease Rate
- ±75% Warehouse to ±25% Office
- 25 SF Fireproof Steel Safe Located in Office
- Four (4) Total Restrooms w/ One (1) in Warehouse
- 28 Parking Spaces
- ±3,300 SF Secured Fenced Storage (w/ Addl. Parking)
- Close Proximity to I-17 Freeway
- Nearby Metrocenter Mall Redevelopment
- Grand Canyon University Nearby



**GRADE AND DOCK
LEVEL LOADING**



**±3,300 SF OUTSIDE
STORAGE**



**IMMEDIATE FREEWAY
ACCESS**

BUILDING HIGHLIGHTS

PROPERTY TYPE	Industrial/Distribution
APN	149-10-036A
BUILDING SIZE	18,400 SF
LOT SIZE	1.12 Acres
YEAR BUILT/RENOVATED	1976/2025

Masonry-constructed industrial facility featuring four (4) total restrooms, including one (1) in the warehouse. Warehouse clear heights range from 14'-22', with a ±7,000 SF newer warehouse addition offering 22' clear height. Loading includes two (2) 12' x 14' grade-level drive-in doors (four total roll-up doors) and two (2) dock-high doors with dock levelers and truck well. Fully sprinklered throughout office and warehouse. Compressed air lines available in older warehouse. Recent roof replacements completed approximately one (1) year ago on the older structure and four (4) years ago on the newer building.



- Fully Sprinklered in Office and Warehouse
- Compressed Air Lines in Older Warehouse
- Recent Roof Replacement (1 yr) in Older Structure and (4yr) in Newer Building
- 2 Dock High Doors (+ dock levelers) w/ Truckwell
- Masonry Construction
- Four (4) Total Restrooms w/ One (1) in Warehouse
- 14' - 22' Clear Height in Warehouse (7,000 SF Added Warehouse w/ 22' Clear Height)
- Two 12' x 14' Grade Level Drive In Doors (4 Total Roll Up Doors)
- 3 Ground Level Secured HVAC Units (1 HVAC Unit in Warehouse) - Evap Cooling in Warehouse



16 MILES NORTH



PHOENIX DEER VALLEY AIRPORT
8 MILES NORTH



PING



1 MILE WEST
INTERSTATE 17

W Peoria Ave

W North Ln

N 19th Ave

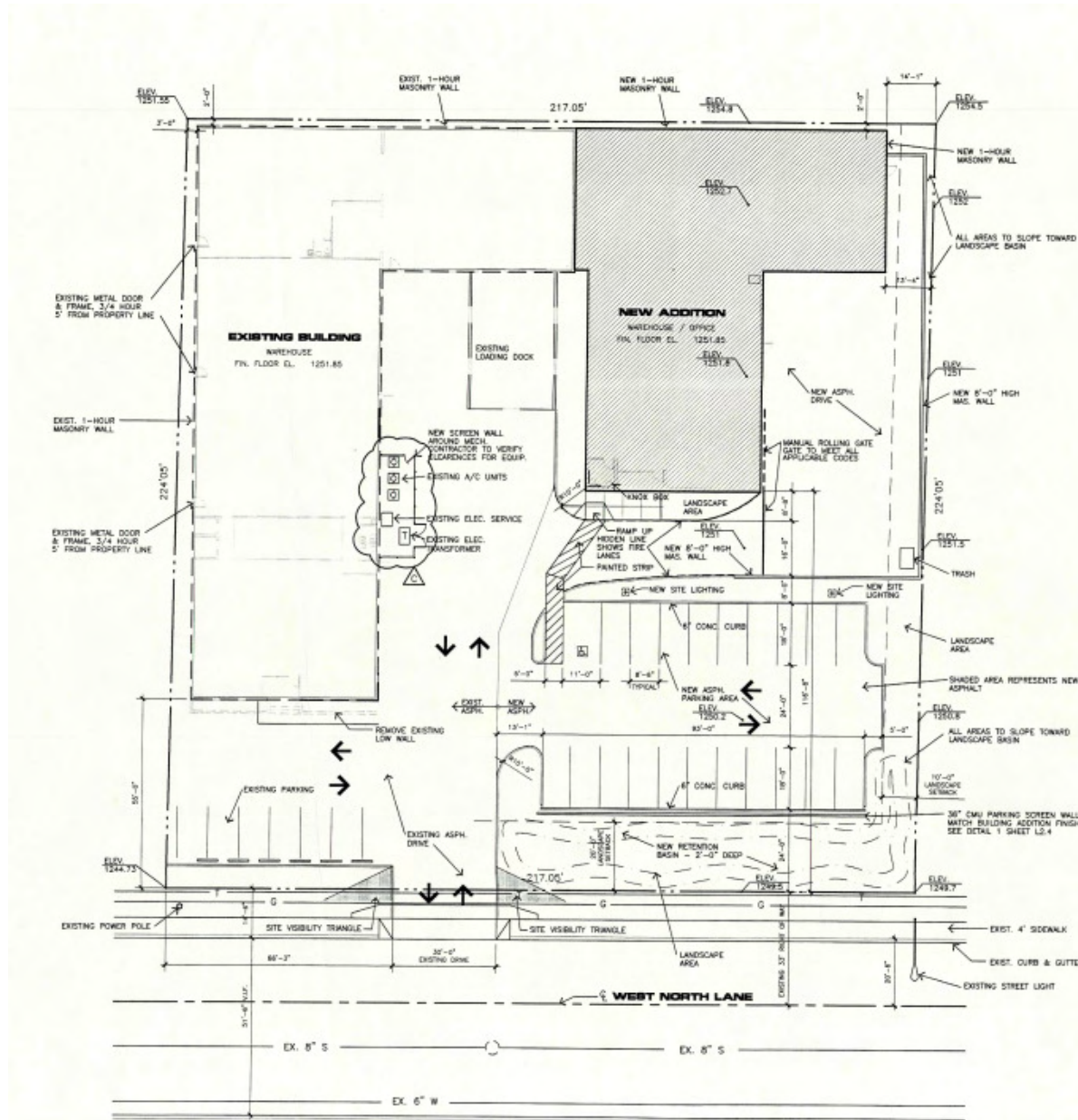
INTERIOR PHOTOS



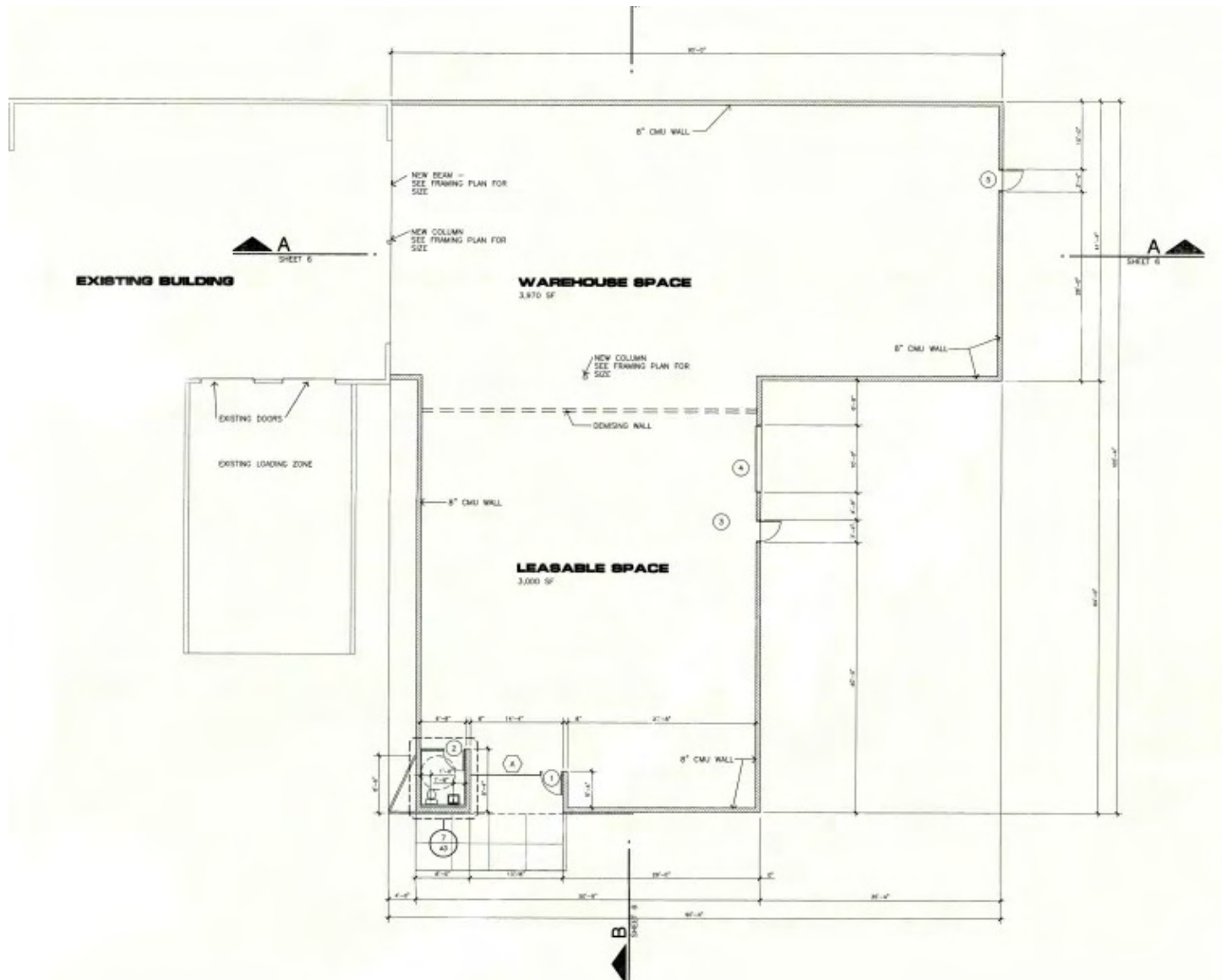
WAREHOUSE PHOTOS



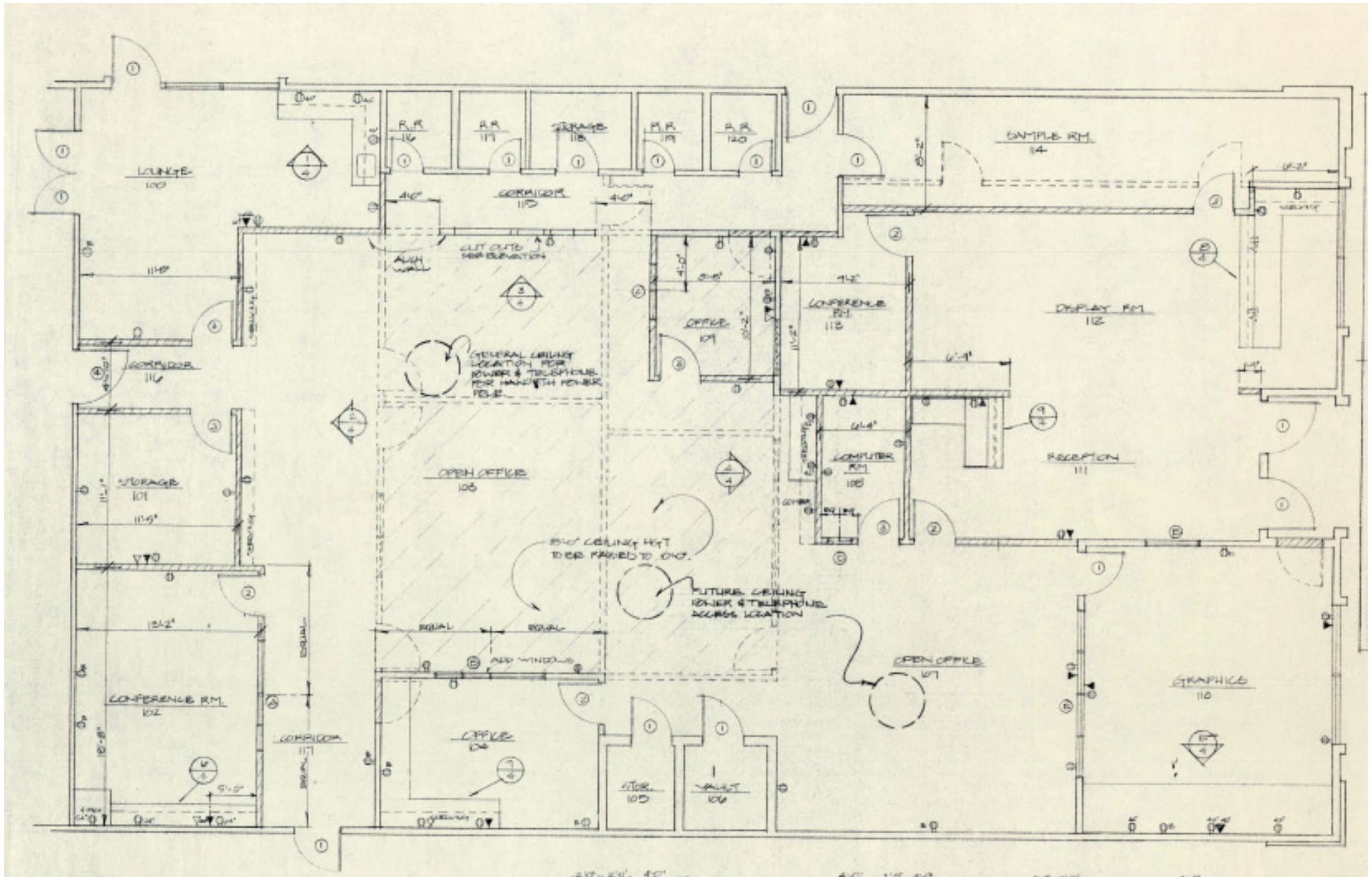
SITE PLAN



WAREHOUSE PLAN



OFFICE PLAN



LOCATION DESCRIPTION

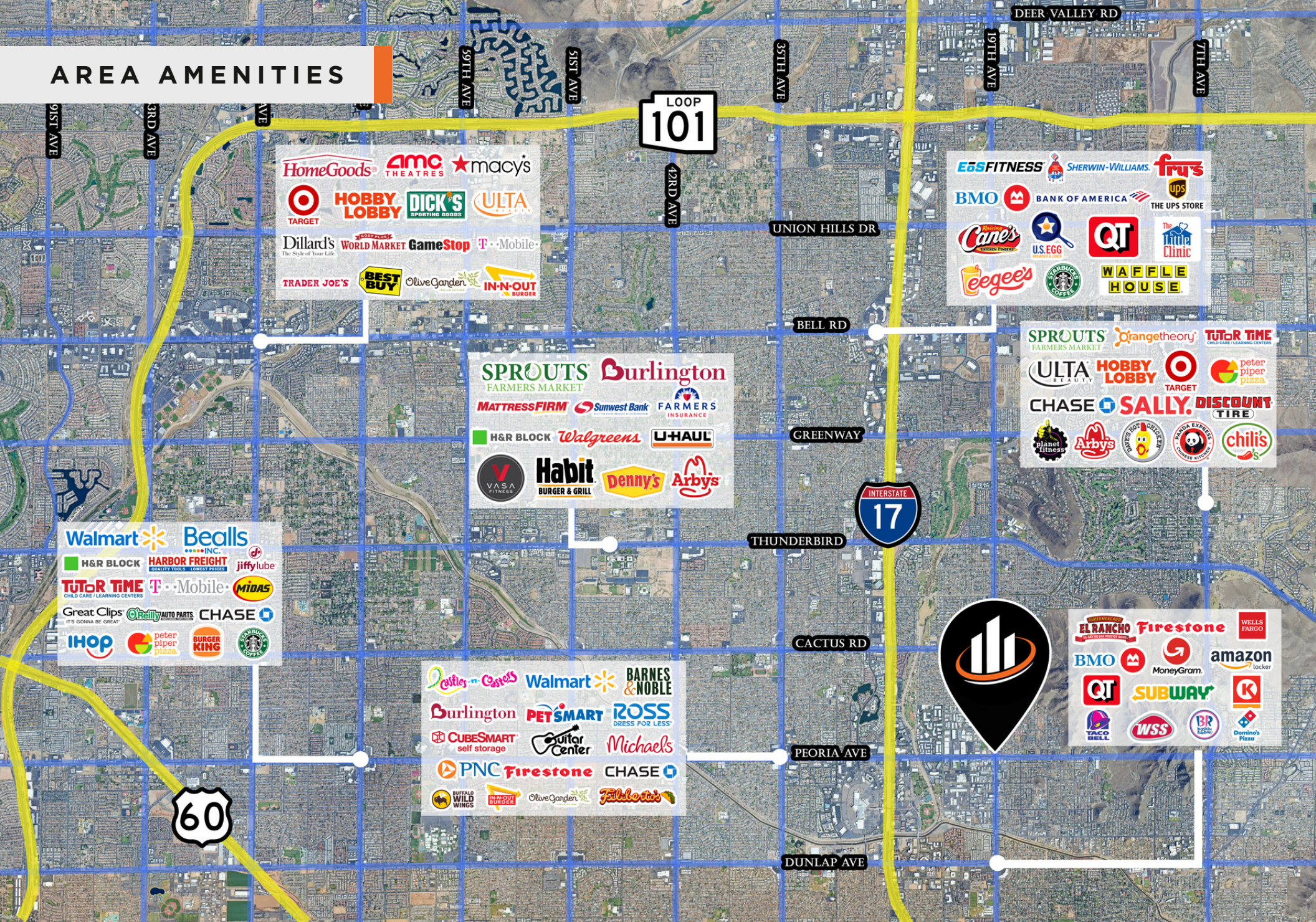
The subject property located at 1926 W North Ln in Phoenix's North Mountain neighborhood is a dynamic, well-connected hub, perfectly positioned for commercial real estate ventures targeting accessibility and a skilled workforce. Strategically located just 0.5 miles from the I-17 Freeway, the area offers swift access to downtown Phoenix (8 miles south) and Sky Harbor International Airport (10 miles southeast), enhancing logistics and commuter appeal. Within 2-3 miles, recreational draws like North Mountain Park and Piestewa Peak Recreation Area provide over 50 miles of hiking trails, attracting outdoor enthusiasts, while Dreamy Draw Recreation Area adds serene green space. Higher education thrives nearby, with Grand Canyon University (4 miles west, 33,000+ students) driving innovation and talent, and Arizona State University's Downtown Phoenix Campus (8 miles south) bolstering the area's academic and professional draw. Key employers, such as John C. Lincoln North Mountain Hospital (0.5 miles away) and tech giants like Avnet and ON Semiconductor, anchor a robust economy in healthcare, logistics, and advanced manufacturing, ensuring strong leasing demand and growth potential.



TRAFFIC COUNTS



AREA AMENITIES



CITY OF PHOENIX

Phoenix has been the fastest-growing city for five years in a row. It is home to Sky Harbor International Airport, which has a \$38 billion annual economic impact, South Mountain Park, one of the largest municipal parks in North America, and major league sports teams like the NFL Arizona Cardinals and NBA Phoenix Suns. It is a vibrant place to live, work, and play!



1.66M+
PEOPLE LIVE IN
PHOENIX, AZ



5th
LARGEST CITY IN
THE U.S.



42
OPPORTUNITY ZONES
IN 6 UNIQUE
NEIGHBORHOOD



4.95M+
PEOPLE LIVE IN THE
GREATER PHOENIX
METRO AREA



City of Phoenix

PHOENIX RANKINGS

**RANKED #8 BEST CITY FOR
MILLENNIALS TO LIVE IN**

- THE LANGSTON CO., 2019

FASTEST GROWING CITY IN U.S.

5TH YEAR IN A ROW

- U.S. CENSUS BUREAU, 2020

NO.7 BEST STARTUP CITY IN AMERICA

- AZBIGMEDIA, 2022

#4 SMALL BUSINESS EMPLOYMENT GROWTH

- PAYCHEX, 2022

RANKED #7 BEST PERFORMING CITY

- MILKEN INSTITUTE, 2021

NO. 10 IN STEM JOB GROWTH

- RCLCO, 2020

CITY OF PHOENIX WORKFORCE

Phoenix is the vibrant center of one of the fastest-growing job markets and economies in the United States. The city is emerging in the new economy with strength in high technology, manufacturing, bioscience research, and advanced business services. As a top market for skilled and available workforce, companies are growing in Phoenix because it's not only a thriving business environment but a great place to live.



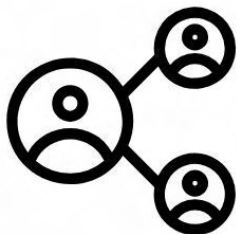
70%

OF THE STATE'S
WORKFORCE POPULATION
LIVES WITHIN THE
PHOENIX METRO



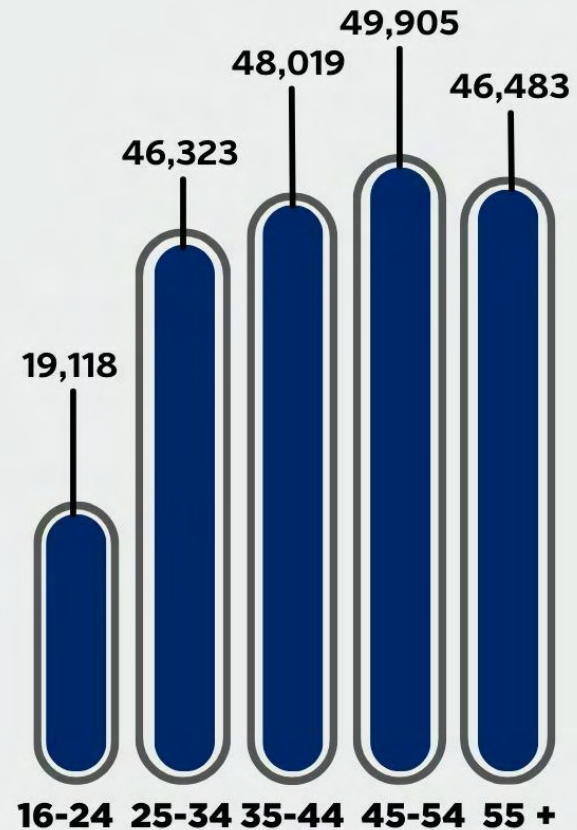
33

MEDIAN AGE
OF POPULATION



\$85,527

AVERAGE
HOUSEHOLD INCOME



AGE OF WORKFORCE

DISCLAIMER

We obtained the information presented within from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions, or estimates are for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

All SVN offices are independently owned and operated.

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Collective Strength, Accelerated Growth

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