



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORPAC

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

Industrial

INVESTMENT

OPPORTUNITY FOR SALE

Tyson Breinholt
D 480.966.7513
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Caleb Allen
D 480.621.3290
M 480.622.4174
callen@cpiaz.com



ABOUT THE PROPERTY

Property Description	Multi-Tenant Industrial Space For Sale	
Location	11200 N 21st Ave & 2101/2115 W Shangri-La Rd	
Parcel	149-08-069A, 149-08-069B and 149-08-069C	
Total SF	±17,880 SF	
Available for Owner-User	±8,374 SF	
Lot Size	0.92 Acres	
Street Frontage	Shangri-La Road & 21st Avenue	
Zoning	I-1	
Power	11200 N 21st Ave:	3 Phase, 400 A, 240 V
	2101 W Shangri-La:	3 Phase 200 A, 240 V
	2115 W Shangri-La:	3 Phase 200 A, 120/208 V
Yard	Fenced & Secured	
Doors	Front Loaded, Grade Level	
SALE PRICE	\$4,112,400.00	



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U.6

U.5

U.4

U.3

U.2

U.1

2101





INDUSTRIAL INVESTMENT OPPORTUNITY | FOR SALE



11200 N 21ST AVE & 2101 & 2115 W SHANGRI LA RD | PHOENIX, AZ 85029



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