



Freestanding Infill Industrial for Lease



1926 West North Lane

PHOENIX, AZ 85021

PROPERTY SUMMARY

1926 WEST NORTH LANE

PHOENIX, AZ 85021

OFFERING SUMMARY

LEASE RATE: \$15 SF/yr (MG)

BUILDING SIZE: ±18,400 SF

ZONING: C-3

LOT SIZE: 1.12 Acres

AVAILABLE: July 1st, 2026 (TOURS BY APPT ONLY - DO NOT DISTURB TENANT)

TENANT RESPONSIBILITIES: Rent + Electricity



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



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- ±18,400 SF Infill Industrial Property within I-17 Corridor
- Competitive \$1.25 PSF/MO Modified Gross Lease Rate³
- 2 Dock High Doors (+ dock levelers) w/ Truckwell
- ±75% Warehouse to ±25% Office
- 14' - 22' Clear Height in Warehouse (7,000 SF Added Warehouse w/ 22' Clear Height)
- Available w/ Existing Metal Storage Racking at No Additional Cost to Tenant
- Two 12' x 14' Grade Level Drive In Doors (4 Total Roll Up Doors)
- Masonry Construction
- 25' Fireproof Steel Safe Located in Office
- Four (4) Total Restrooms w/ One (1) in Warehouse
- 28 Parking Spaces
- ±3,400 SF Secured Fenced Storage (w/ Addl. Parking)
- Fully Sprinklered in Office and Warehouse
- Compressed Air Lines in Older Warehouse
- Close Proximity to I-17 Freeway
- Nearby Metrocenter Mall Redevelopment
- Grand Canyon University Nearby



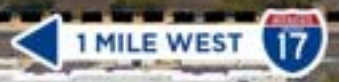
16 MILES NORTH



PHOENIX DEER VALLEY AIRPORT
8 MILES NORTH



PING



W Peoria Ave



N 19th Ave

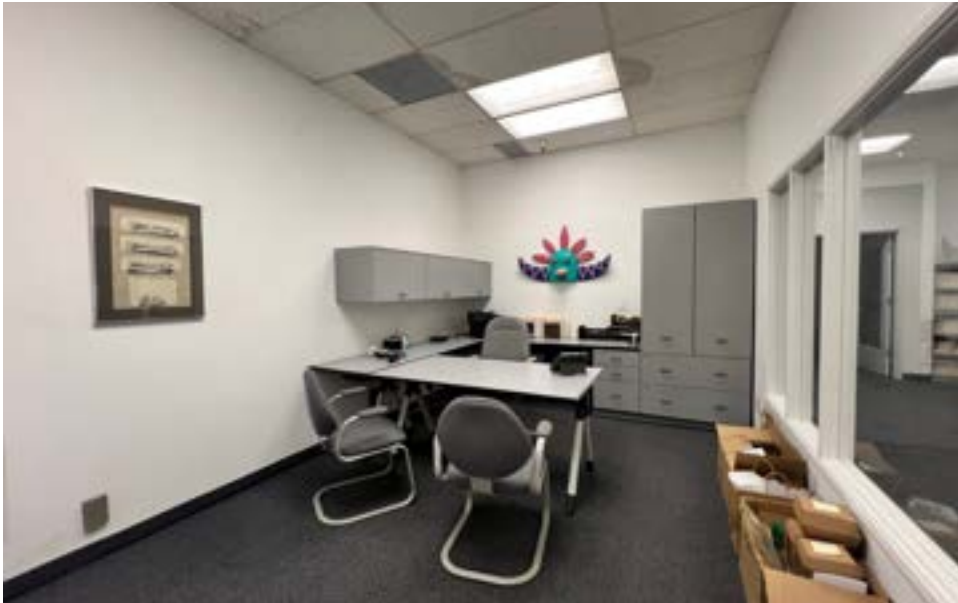
W North Ln



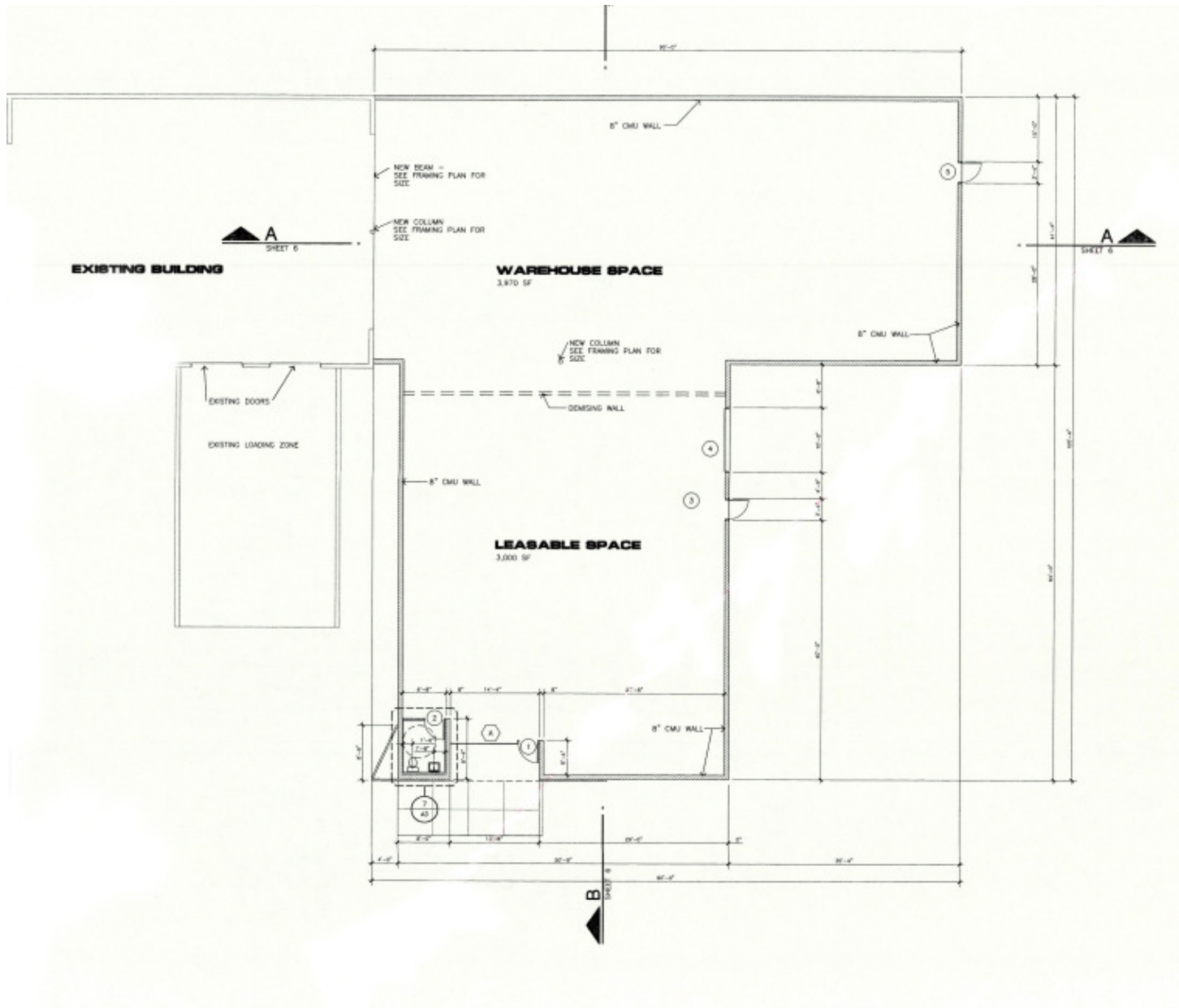
WAREHOUSE PHOTOS



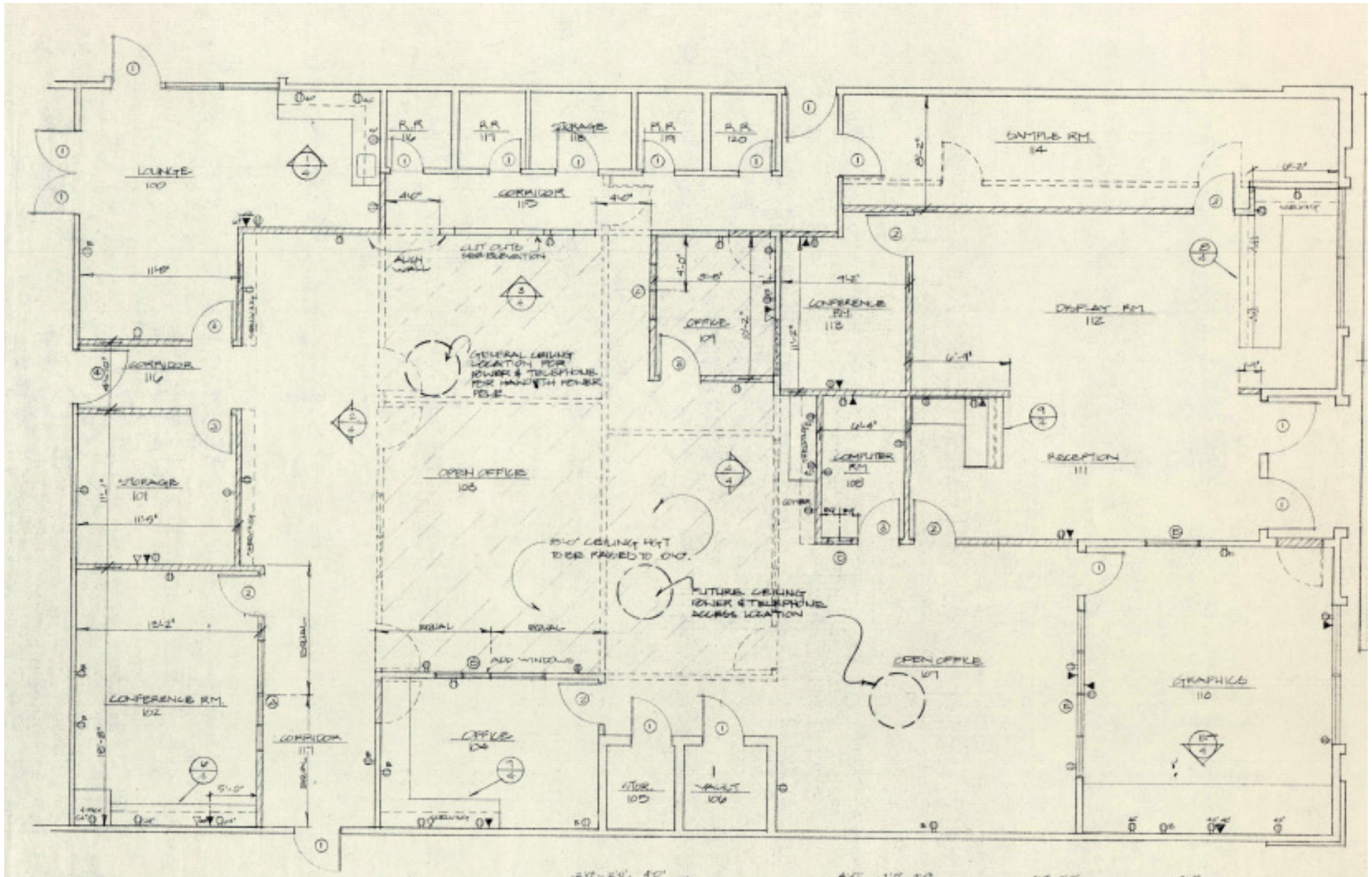
OFFICE PHOTOS



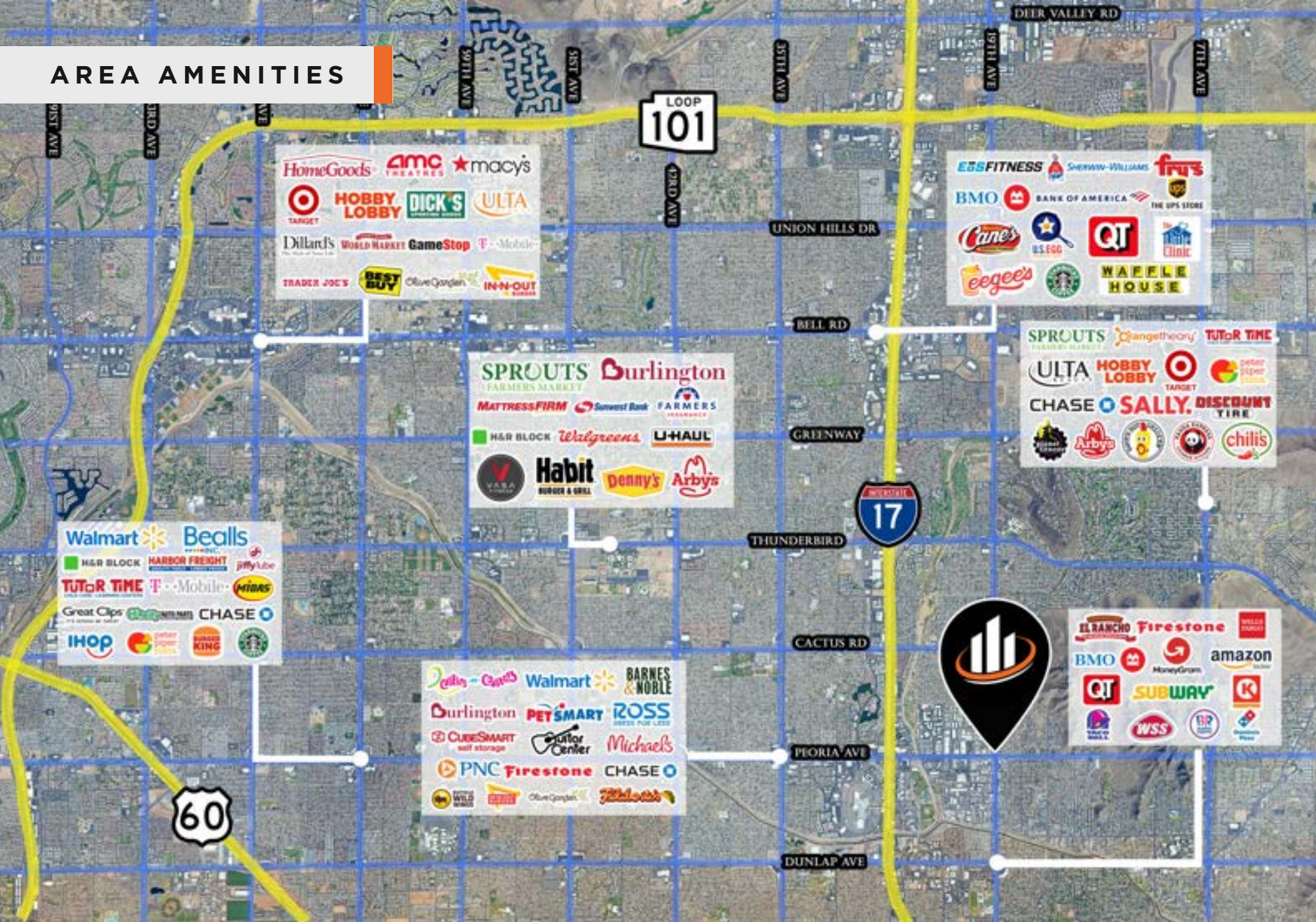
WAREHOUSE PLAN



OFFICE PLAN



AREA AMENITIES



HomeGoods AMC THEATRES macys
 TARGET HOBBY LOBBY DICK'S ULTA
 Dillard's WORLD MARKET GameStop F-Mobile
 TRADER JOE'S BEST BUY Olive Garden INN-OUT

ESS FITNESS SHERWIN-WILLIAMS Fry's
 BMO BANK OF AMERICA THE UPS STORE
 Cane's US EGG QT The Clinic
 eegee's Starbucks WAFFLE HOUSE

SPROUTS FARMERS MARKET Burlington
 MATTRESS FIRM Somerset Bank FARMERS INSURANCE
 H&R BLOCK Walgreens U-HAUL
 VASA Habitt DENNY'S Arby's

SPROUTS FARMERS MARKET Orangetheory TUTOR TIME
 ULTA HOBBY LOBBY TARGET get it right
 CHASE SALLY DISCOUNT TIRE
 Dunkin' Donuts Arby's Chick-fil-A Panda Express chili's

Walmart Bealls
 H&R BLOCK HARBOR FREIGHT jiffyLube
 TUTOR TIME F-Mobile AT&T
 Great Clips GENTLEMAN'S CHASE
 IHOP get it right BURGER KING Starbucks

Chili's - Cane's Walmart BARNES & NOBLE
 Burlington PET SMART ROSS DRESS FOR LESS
 CUBE SMART self storage Guitar Center Michaels
 PNC Firestone CHASE
 WILD WINGS WENDY'S Olive Garden ZILLOTT

EL RANCHO Firestone WELLS FARGO
 BMO MoneyGram amazon
 QT SUBWAY K
 TRADER JOE'S WSS TRIP MARTINIS

TRAFFIC COUNTS



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.



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



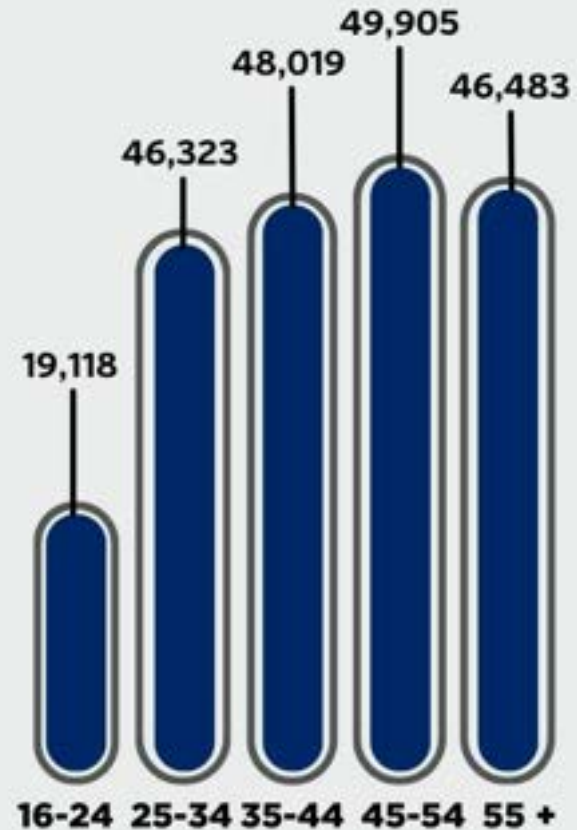
33

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.

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Collective Strength, Accelerated Growth

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