

# DEER VALLEY

## MULTI-TENANT SMALL UNITS

**DAUM**  
COMMERCIAL REAL ESTATE SERVICES



**±42,710 SF ON ±4.18 AC**

**21242 N BLACK CANYON | PHOENIX | AZ**

**2602 W LONE CACTUS | PHOENIX | AZ**

**FOR MORE INFORMATION, CONTACT:**

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SITE PLAN

21242 N BLACK CANYON | PHOENIX | AZ

### HIGHLIGHTS



**±24,000 SF**  
Building Area



**30**  
Total Parking



**1999**  
Year Built



**18'**  
Clear Height



**±4.18**  
Total AC



200 - 600A/120 - 208V  
3 Phase

2602 W LONE CACTUS | PHOENIX | AZ

### HIGHLIGHTS



**±18,710 SF**  
Building Area



**60**  
Total Parking



**1999**  
Year Built



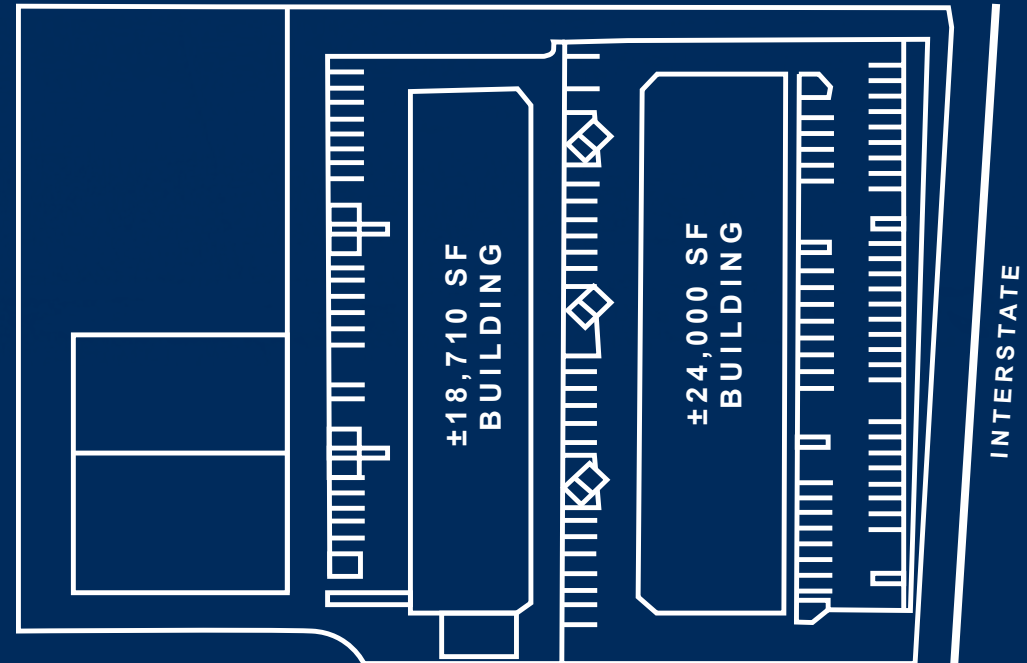
**18'**  
Clear Height



**±4.18**  
Total AC



200-600A/120 - 208V  
3 Phase



NOT TO SCALE

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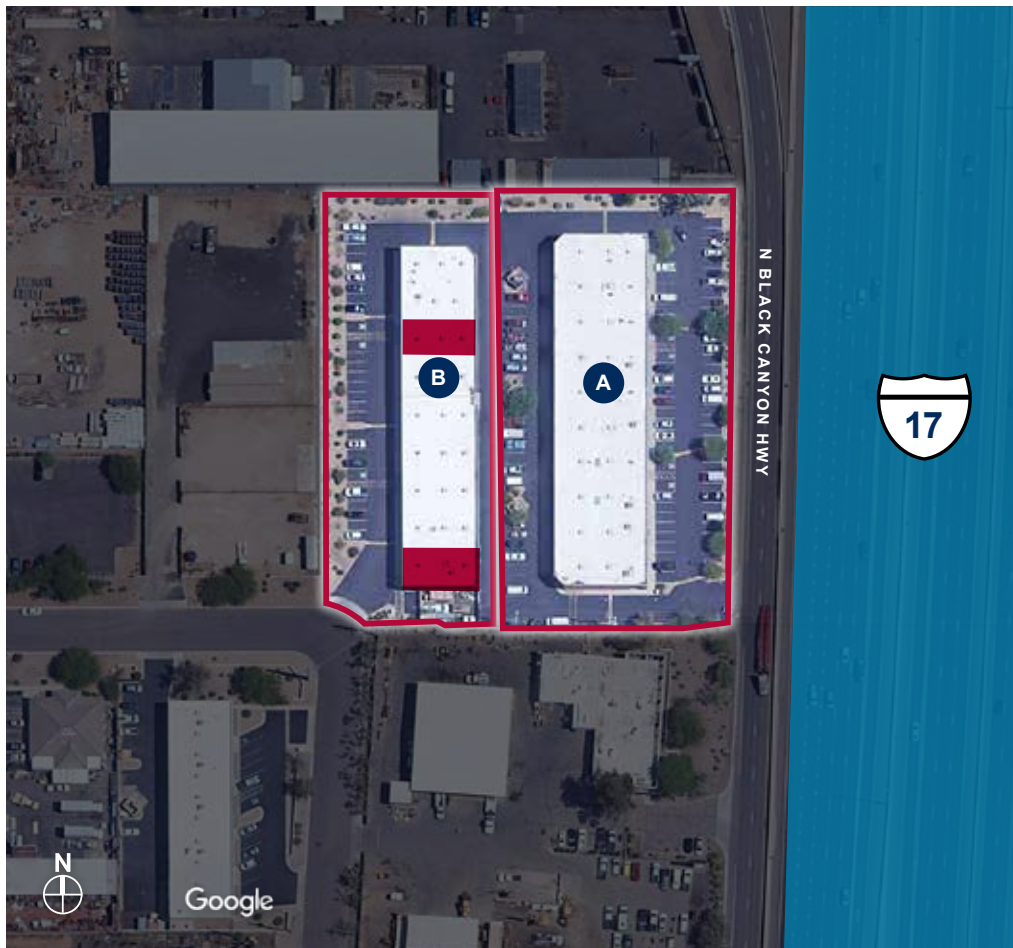
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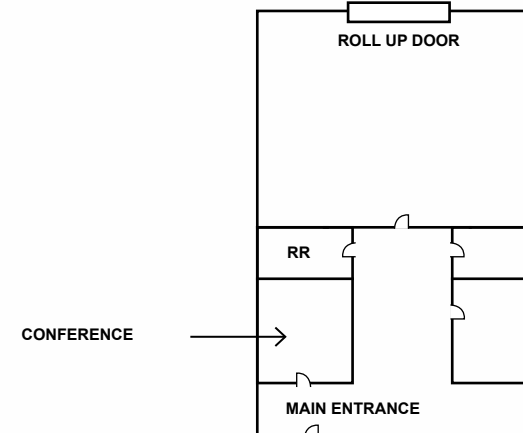
21242 N BLACK CANYON | PHOENIX | AZ

2602 W LONE CACTUS | PHOENIX | AZ

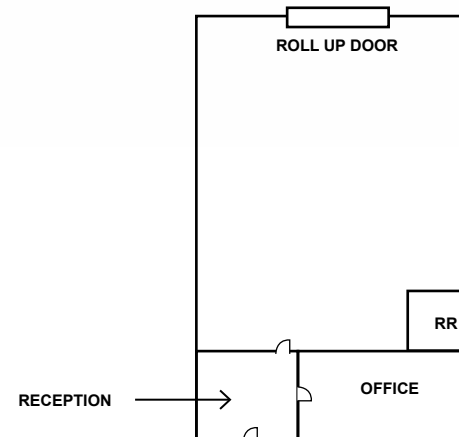
LEASE HISTORY  
WELL BELOW MARKET (85%)



### B | 2602 W LONE CACTUS | UNIT I | ±2,080 SF



### B | 2602 W LONE CACTUS | UNIT B | ±2,080 SF



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PROPERTY PHOTOS



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### LOCATION MAP

