



2620 - 2640 E Rose Garden Ln | Phoenix, AZ 85050

DESERT RIDGE INDUSTRIAL PARK - INDUSTRIAL SPACE FOR LEASE

Range of Suite Sizes | Grade Level Doors | Common Truckwell | Competitive Pricing!

Contact Information:

Keith Clark

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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. 05 14 26



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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



PROPERTY SUMMARY

Address	2620 - 2640 E Rose Garden Ln Phoenix, AZ 85050
Total Project Size	±52,656 SF
Zoning	CP/BP, City of Phoenix
Clear Height	21' - 22'
Power	(2620) 1,600A, 277/480V, 3-Ph (2640) 2,000A, 277/480V, 3-Ph

PROPERTY HIGHLIGHTS

- Common Truckwell Available to use for Building 2640 Tenants
- Monument/Buildings Signage Available
- Easy Access to the Loop-101 Freeway

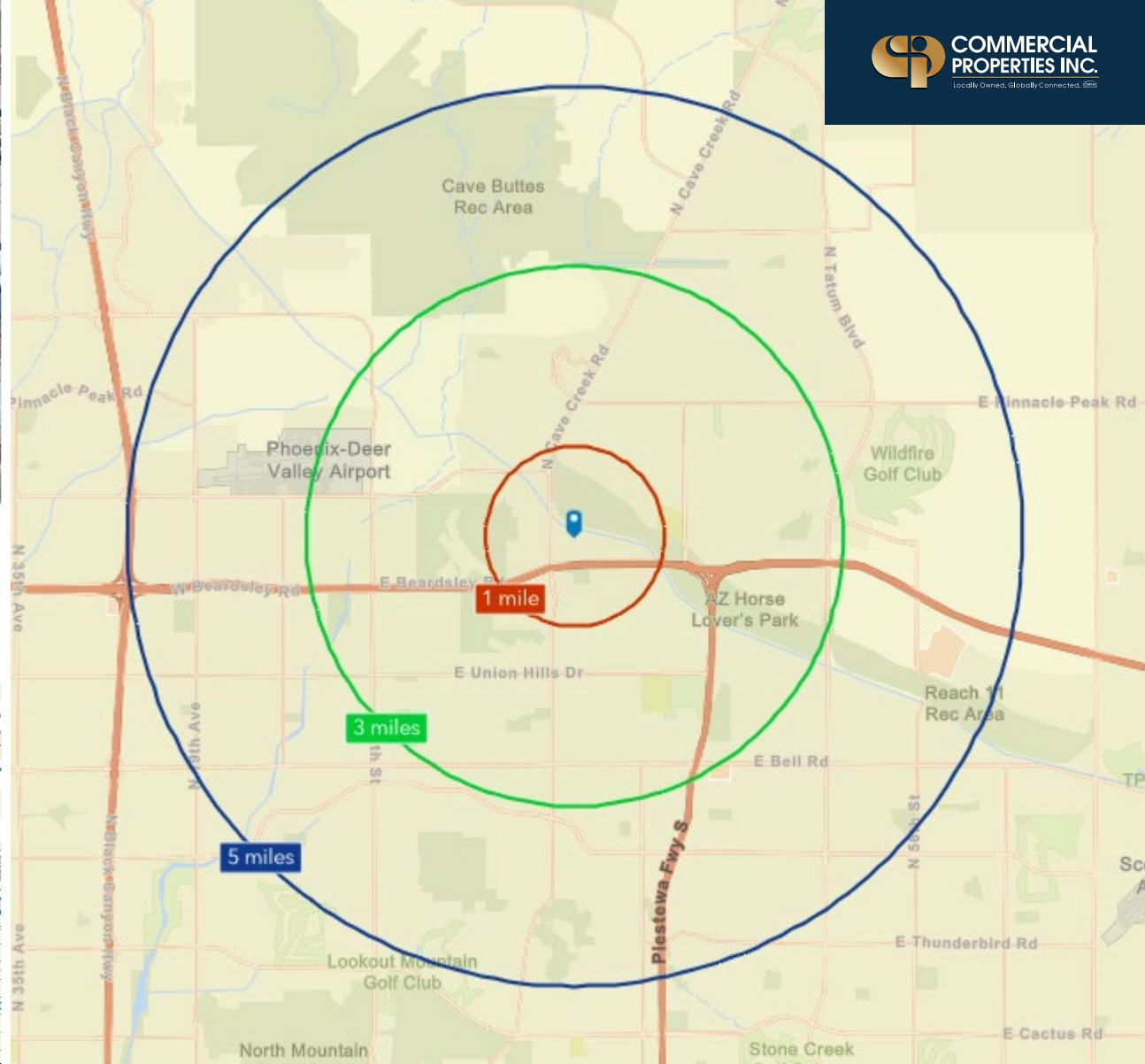
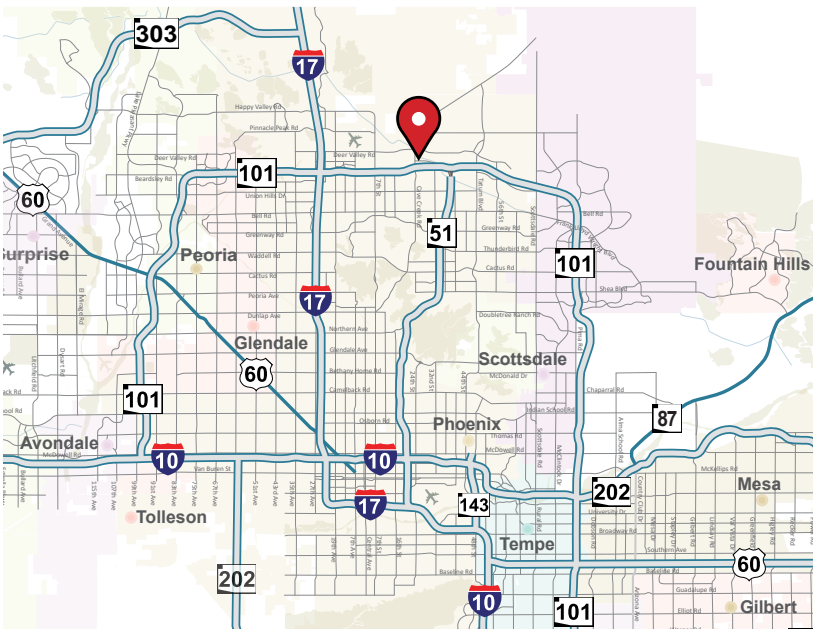
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CENTRALIZED LOCATION

This prime North Phoenix location offers superior logistical advantages with immediate access to the Loop 101 and SR 51 freeways, ensuring efficient transit across the Valley. The property is surrounded by a robust labor pool and a high concentration of retail, dining, and business services, providing ultimate convenience for employees and clients.