

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



16'
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



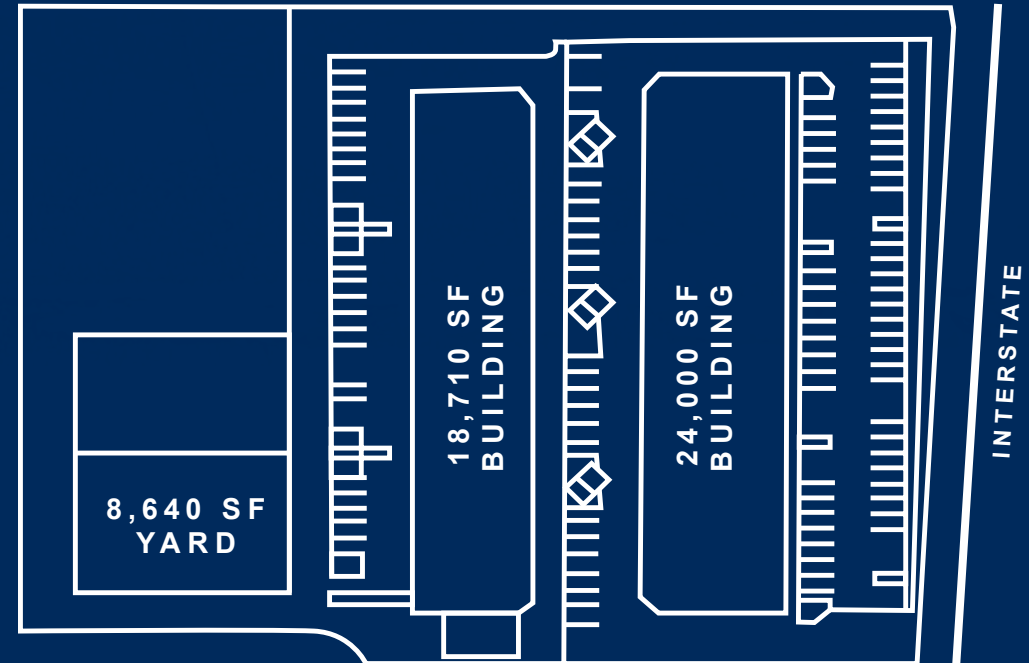
16'
Clear Height



±4.18
Total AC



1,600a/120 - 208v
3p Heavy



NOT TO SCALE

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LEASE HISTORY
WELL BELOW MARKET (85%)

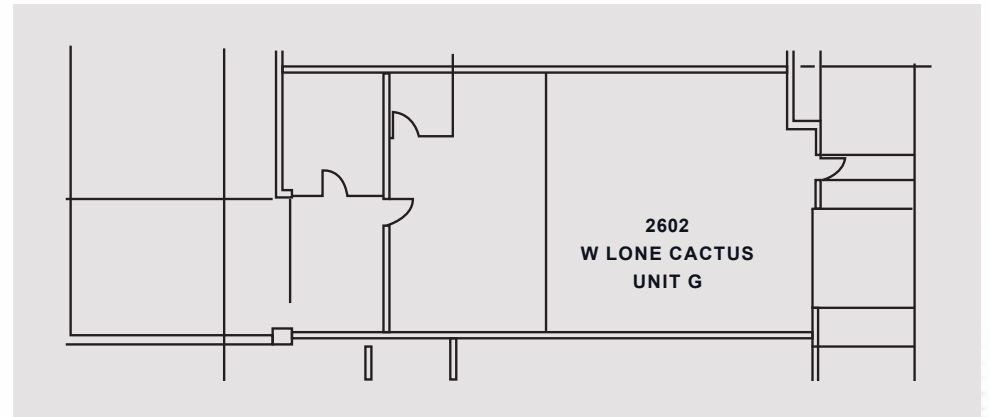


A | 21242 N BLACK CANYON

UNIT	TENANT	SF	RENT	\$/SF	STATUS
G	AVAILABLE	2,400	\$ 4,440.00	\$1.85	AVAILABLE

C | YARD

UNIT	TENANT	SF	RENT	\$/SF	STATUS
C	AVAILABLE (CAN BE COMBINED WITH UNIT G)	8,640	NEGOTIABLE	N/A	AVAILABLE



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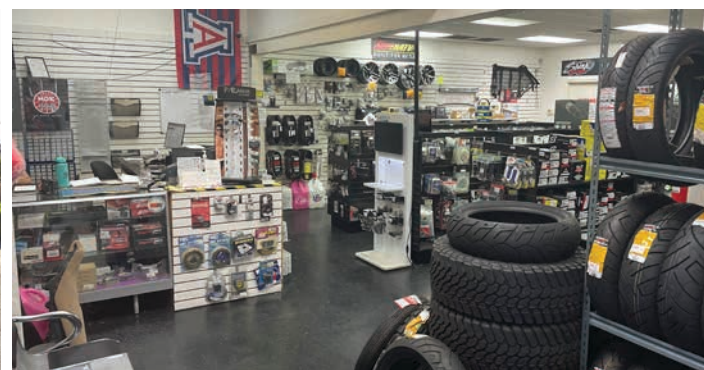
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PROPERTY PHOTOS



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LOCATION MAP

