

WOLF

REALTY, INC.



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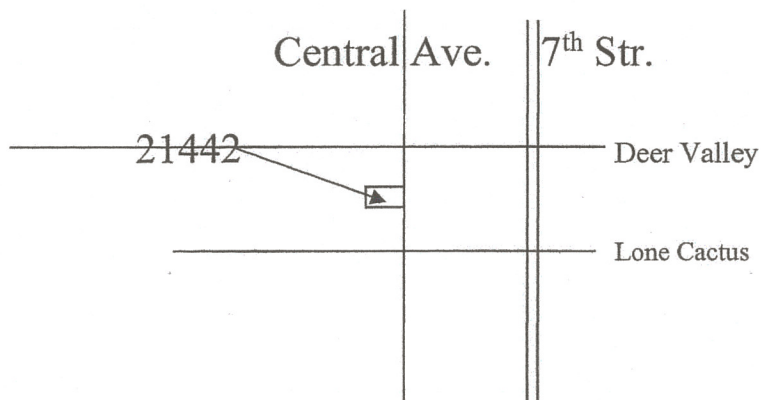
21442 N Central Ave, Deer Valley, Freestanding 5025 sqft Warehouse Remodeled 2018

- * Parking 3 front 10 rear
- * A-1 Zoning
- * 20% office
- * Evap warehouse
- * Two 225AMP 3ph panels
- * 14' Clear height
- * Two 12'x 12' grade level roll-up
- * Gated rear yard
- * Sand & oil Trap
- * Additional plumbing throughout
- * Security system in place
- * CAT 5 data tower & wiring in place



Offered at \$1.17/ sqft Modified Industrial Gross

This sub-lease opportunity can run until May 31, 2027 and beyond. Easy access from I-17, or Loop 101. Close proximity to Deer Valley Airport, lodging, food, retail & support services.



For details contact:
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Glendale, AZ 85306
(602) 843-5200

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21442 NORTH CENTRAL AVENUE FLOOR PLAN / SITE PLAN

