



Freestanding Infill Industrial for Lease



1926 West North Lane

PHOENIX, AZ 85021

PROPERTY SUMMARY

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OFFERING SUMMARY

LEASE RATE:	\$15 SF/yr (MG)
BUILDING SIZE:	±18,400 SF
ZONING:	C-3
LOT SIZE:	1.12 Acres
APN:	149-10-036A
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.

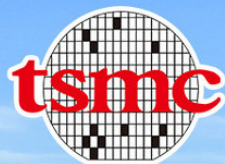


PROPERTY HIGHLIGHTS



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- $\pm 18,400$ 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
- $\pm 75\%$ Warehouse to $\pm 25\%$ 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
- $\pm 3,400$ 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

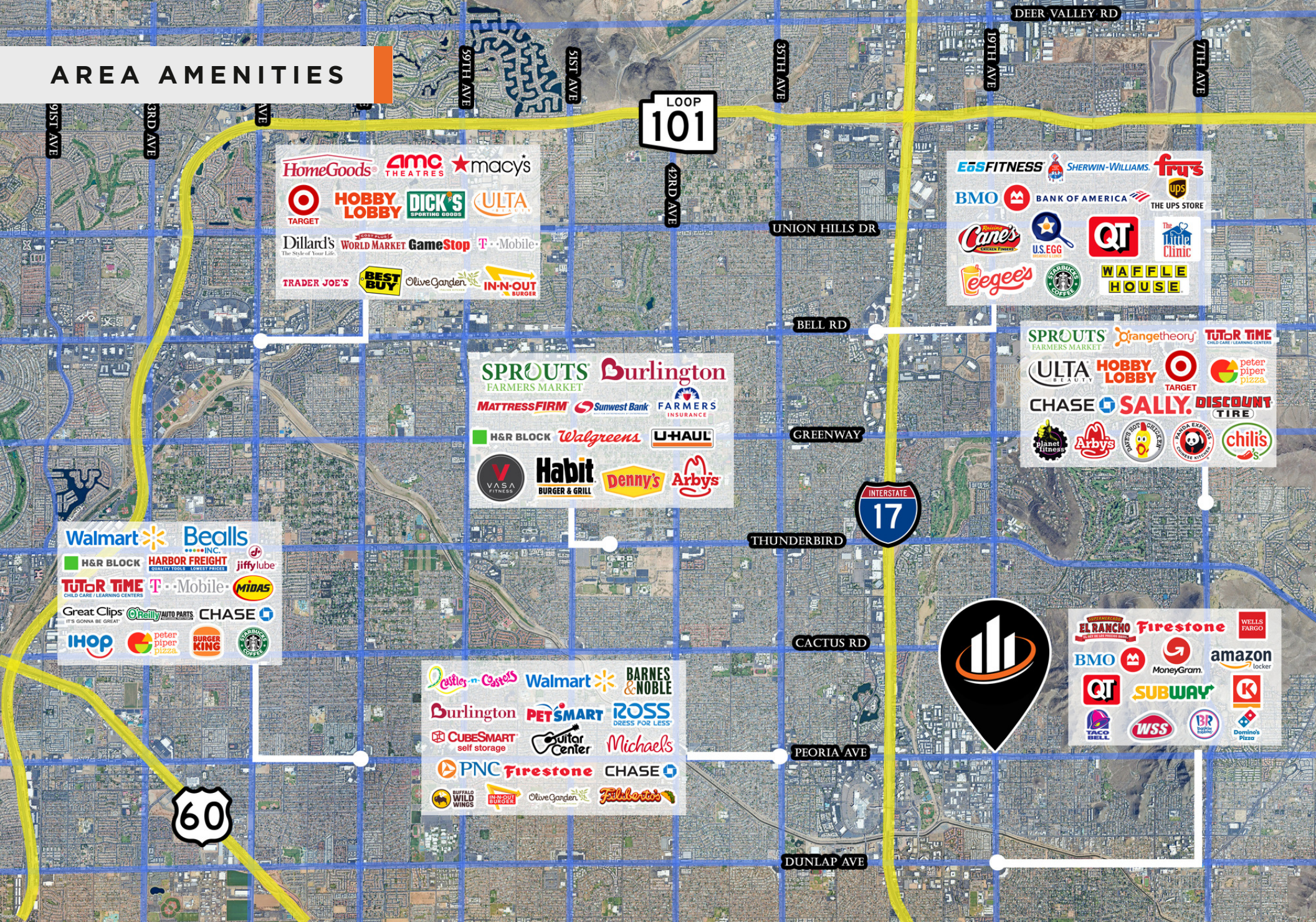


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AREA AMENITIES



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.



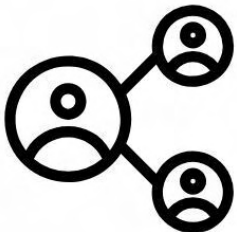
70%

OF THE STATE'S
WORKFORCE POPULATION
LIVES WITHIN THE
PHOENIX METRO



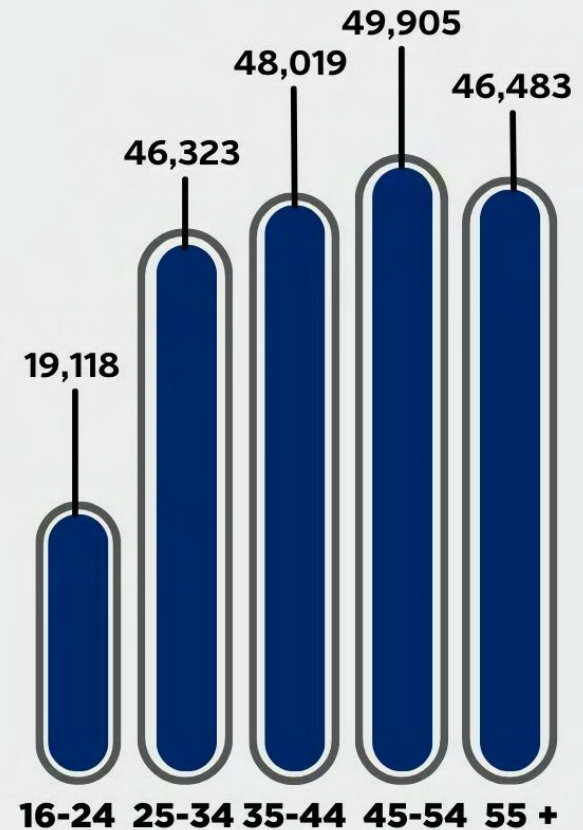
33

MEDIAN AGE
OF POPULATION



\$85,527

AVERAGE
HOUSEHOLD INCOME



AGE OF WORKFORCE

CITY OF PHOENIX HIGHER EDUCATION



ARIZONA STATE UNIVERSITY

TOTAL ENROLLMENT: 119,951
PHOENIX ENROLLMENT: 11,500+

- Supported 300+ students, faculty, alumni, and external startups over the past 10 years.
- The Phoenix campus creates strong learning and career connections for students with organizations in media, health care, corporate, and government.



GRAND CANYON UNIVERSITY

TOTAL ENROLLMENT: 102,000+
#1 IN ARIZONA

- GCU offers online and campus-based degree programs for both traditional students as well as working professionals.
- GCU has invested over \$1.6 billion into their state-of-the-art campus expansion over the past 10 years.
- 2021 USA Top 20



UNIVERSITY OF ARIZONA

TOTAL ENROLLMENT: 119,951

- UA main campus is located in Tucson, with a satellite site in Downtown Phoenix. Programs in Phoenix include Eller College MBA and the College of Medicine at the Phoenix Bioscience Core.
- In 2022, there were 762 graduate students at the Phoenix Biomedical Campus.



NORTHERN ARIZONA UNIVERSITY

TOTAL ENROLLMENT: 30,736

- NAU is partnered with University of Arizona to allow students to reap the benefits of the Phoenix Bioscience Core programs in Downtown Phoenix.
- Northern Arizona Center for Entrepreneurship and Technology offers programs for business growth.



CREIGHTON UNIVERSITY

TOTAL ENROLLMENT: 900 BY 2025

- Creighton University opened the Health Sciences Campus in 2021 at Park Central.
- The campus spans 195K SF and offers 9 laboratories, 10 high fidelity simulation areas, a trauma simulation room, and 16 standardized patient simulation exam rooms.



MARICOPA COUNTY COMMUNITY COLLEGES

TOTAL ENROLLMENT: 114,775+
PHOENIX ENROLLMENT: 28,000+

- Of the 10 community colleges in the Greater Phoenix area, the 3 located in the immediate Phoenix area are Phoenix, Gateway & South Mountain.
- Gateway Community College, the Center for Entrepreneurial Innovation is a comprehensive business incubator for start-up companies.

DISCLAIMER

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