ROSE GARDEN BUSINESS PARK

1801-1831 W. ROSE GARDEN LANE & 20801-20823 N. 19TH AVE • PHOENIX, AZ 85027

- Nine buildings totaling 157,101 SF (office/industrial)
- Available suites ranging from 3,648 to 8,145 SF ready for immediate occupancy, with various percent office build-outs
- 18' clear height and 10x10 grade level loading
- 2.6:1,000 parking ratio
- Shared truckwell
- Frontage on 19th Ave and Rose Garden Ln, and close proximity to the Loop 101 and I-17 Freeways
- 2017 improvements completed: roof, landscaping, parking lot, and signage
- Aggressive ownership

Property Summary

AVAILABLE SF	2,600-2,600 SF
BUILDING SIZE	157,634 SF
MARKET	Phoenix

For more information, please contact:

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AVAILABLE OCCUPIED

Current Availabilities

BUILDING	SUITE	TOTAL SIZE	OFFICE SIZE	OFFICE %	TYPE	CLEAR HT	GL	DL
4	20823-6	2,600	1,413	54	IND	0	N/A	N/A

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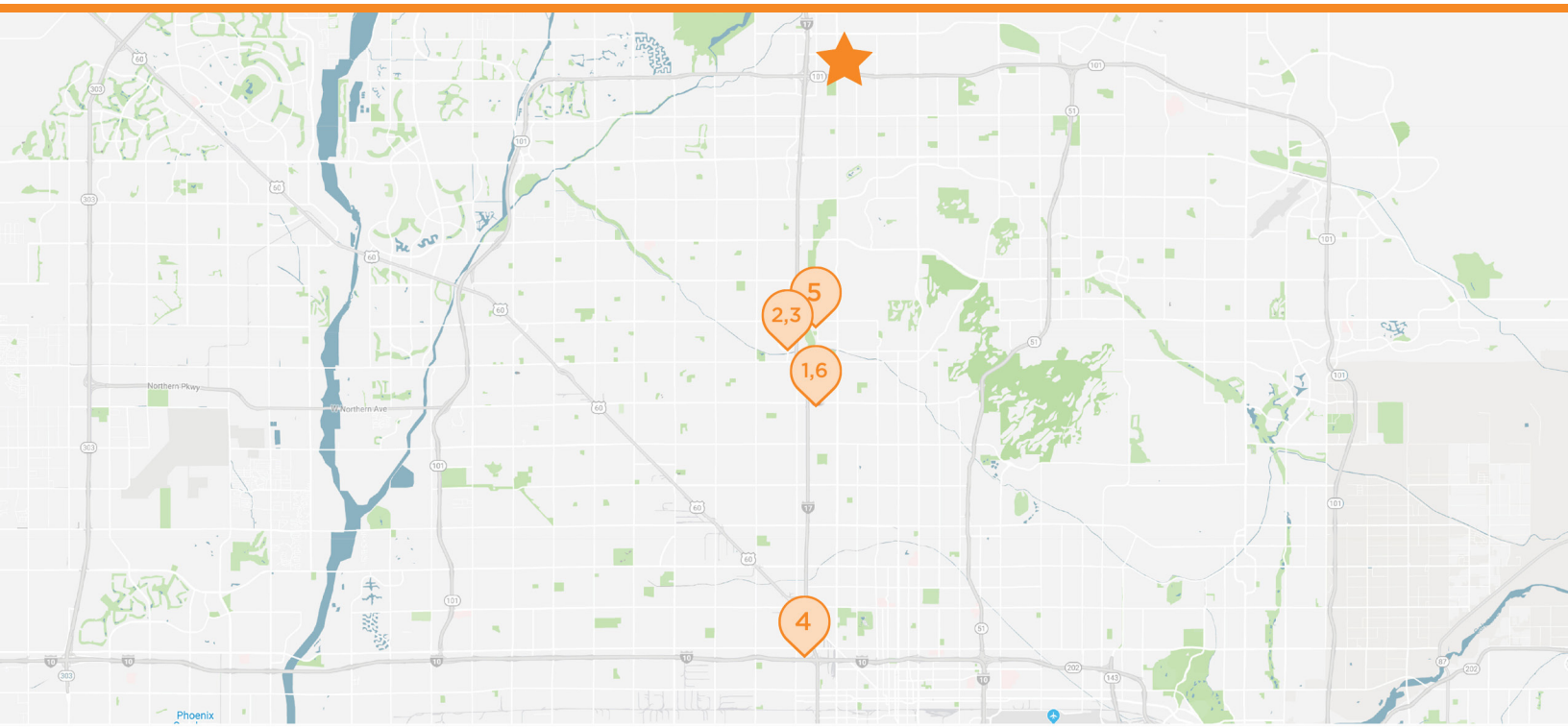

ROSE GARDEN BUSINESS PARK
1801-1831 W. Rose Garden Ln. & 20801-20823 N. 19th Ave., Phoenix, AZ 85027

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1 **WELLS FARGO**
2302 W. Northern Ave.
Phoenix, AZ

2 **SEARS**
9617 N. Metro Pkwy. W
Phoenix, AZ

3 **METROCENTER MALL**
9617 N. Metro Pkwy. W
Phoenix, AZ

4 **CACTUS RECYCLING**
2522 W. McDowell Rd.
Phoenix, AZ

5 **FEDEX SHIPPING**
2320 W. Peoria
Phoenix, AZ

6 **US POST OFFICE**
8155 N Black Canyon Hwy.
Phoenix, AZ