

# 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  | 4,687-4,687 SF |
| BUILDING SIZE | 157,634 SF     |
| MARKET        | Phoenix        |

**For more information, please contact:**

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LEGEND

▲ DOCK HIGH DOORS

○ GRADE LEVEL DOORS



## Current Availabilities

AVAILABLE OCCUPIED

| BUILDING | SUITE   | TOTAL SIZE | OFFICE SIZE | OFFICE % | TYPE | CLEAR HT | GL  | DL  |
|----------|---------|------------|-------------|----------|------|----------|-----|-----|
| 4        | 20823-4 | 4,687      | 2,475       | 53       | IND  | 0        | N/A | N/A |

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## ROSE GARDEN BUSINESS PARK

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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