

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 | 2,000-3,031 SF |
| BUILDING SIZE | 157,684 SF |
| MARKET | Phoenix |

For more information, please contact:

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LEGEND

- ▲ DOCK HIGH DOORS
- GRADE LEVEL DOORS



■ AVAILABLE ■ OCCUPIED

Current Availabilities

| BUILDING | SUITE | TOTAL SIZE | OFFICE SIZE | OFFICE % | TYPE | CLEAR HT | GL | DL |
|----------|----------|------------|-------------|----------|------|----------|----|----|
| 3 | 1801-1 | 2,245 | 900 | 40 | IND | 0 | 0 | 0 |
| 3 | 1801-2 | 2,000 | 802 | 40 | IND | 0 | 0 | 0 |
| 8 | 20801-10 | 3,031 | 1,264 | 42 | IND | 17 | 0 | 2 |

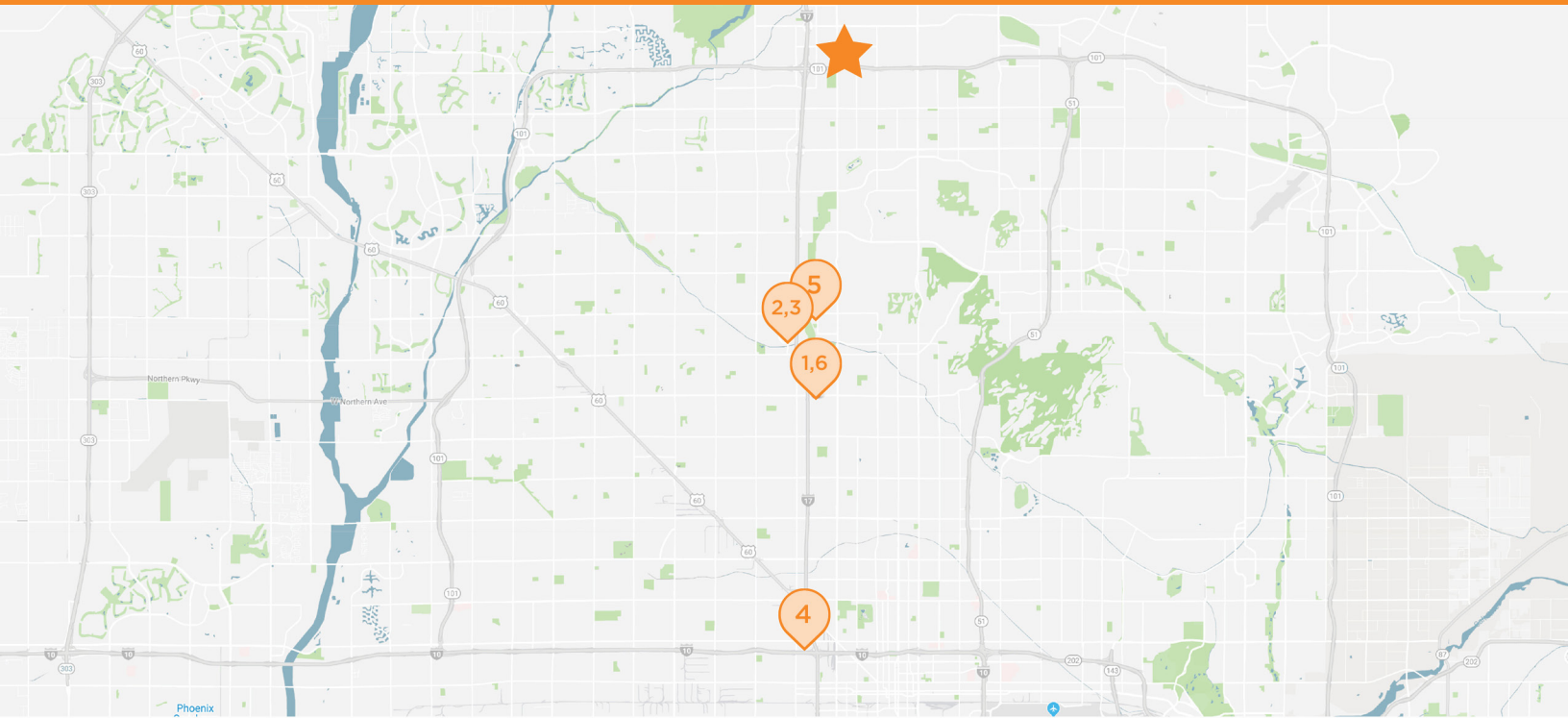
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1

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