

# 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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| 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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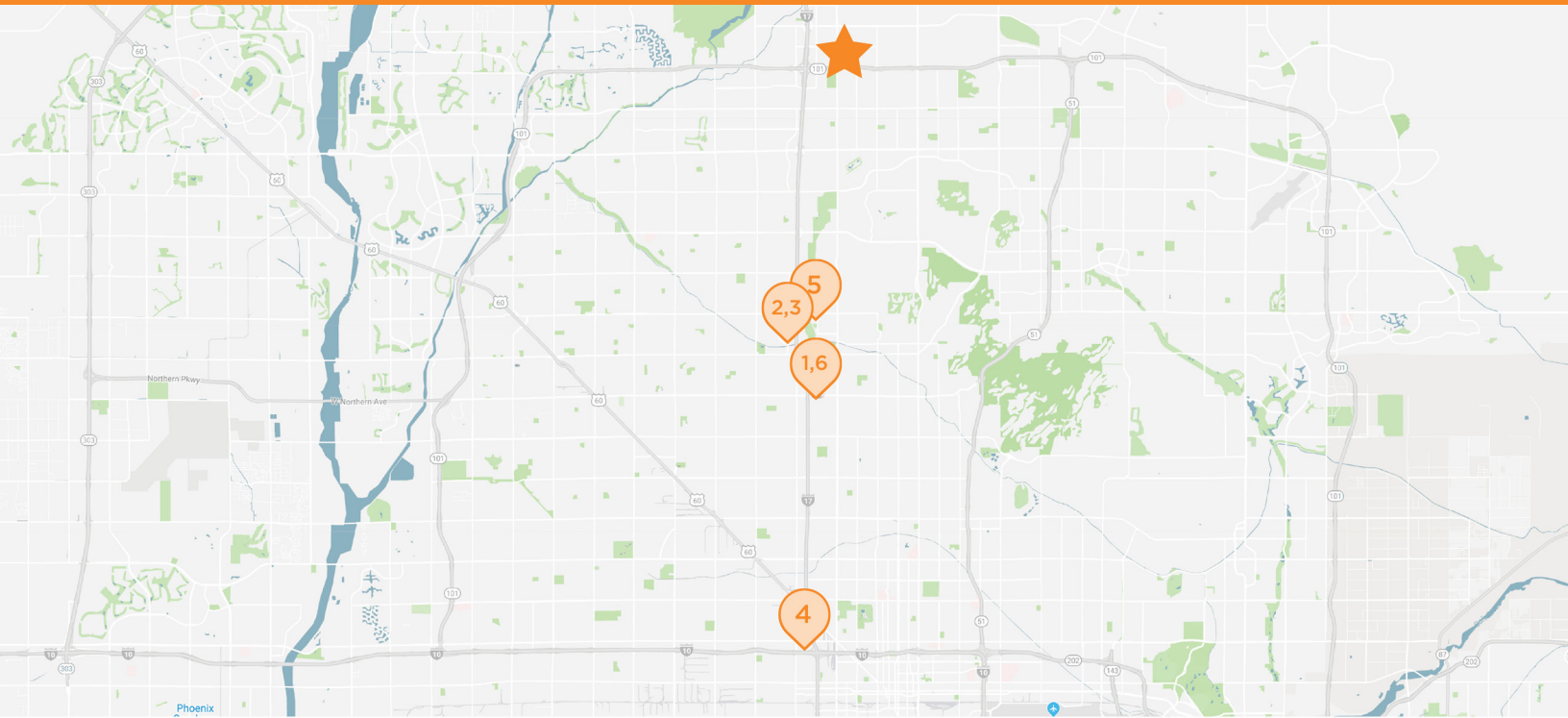
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1

### 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