

# 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	2,000-3,760 SF
BUILDING SIZE	157,684 SF
RENOVATED	2025
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	1,553	51	IND	17	N/A	N/A
9	20805-4	3,760	1,490	39	IND	18	N/A	N/A

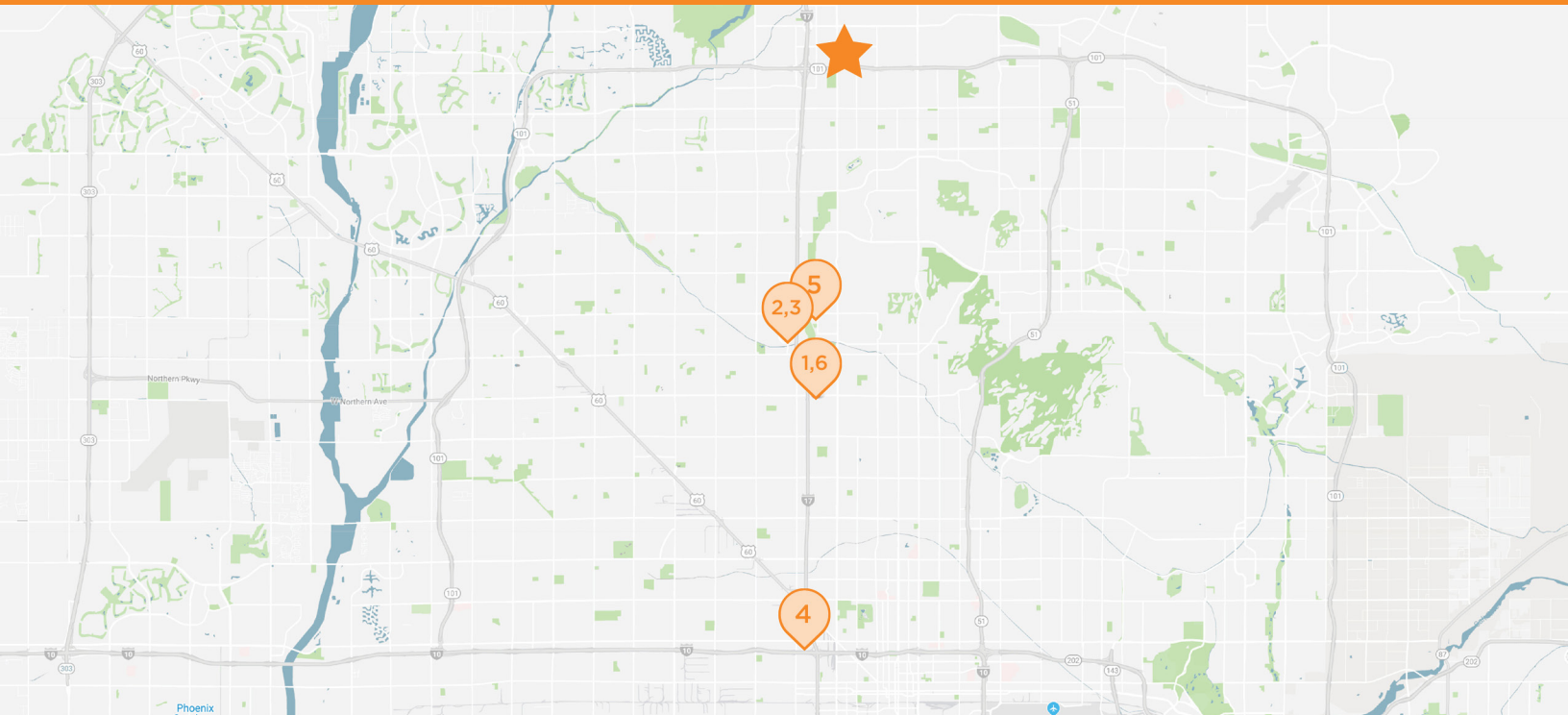
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1801-1831 W. Rose Garden Ln. & 20801-20823 N. 19th Ave., Phoenix, AZ 85027

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