

2115 W

MOUNTAIN VIEW RD

PHOENIX, AZ

FOR LEASE



±21,178 SF

INDUSTRIAL WAREHOUSE
WITH OFFICE

NEWMARK

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PROJECT HIGHLIGHTS

PROPERTY DETAILS

Lease Price	\$1.15 PSF NNN	Fencing	Fully-fenced
Land Area	.89 Acres	Clear Height	16'
Building Size	21,178 SF	Power	800a / 240v, 3 Phase, Heavy Power
NNN	\$0.08 / SF per Month	Zoning	A-1, City of Phoenix
Loading	2 Dedicated Docks 5 Drive In - Grade Level Doors	Parcels	149-11-028B 149-11-029B
Cooling	EVAP Warehouse - A/C Office	Access	Less than 1 mile I-17, north and south ramps at Peoria Avenue.



ZONING

- A-1 Light Industrial, designed to serve the needs of the community for industrial activity not offensive to nearby commercial and residential uses
- Potential uses:
 - Aircraft fabrication, assembly, repair
 - Manufacturing
 - Breweries
 - Storage and more

AREA HIGHLIGHTS

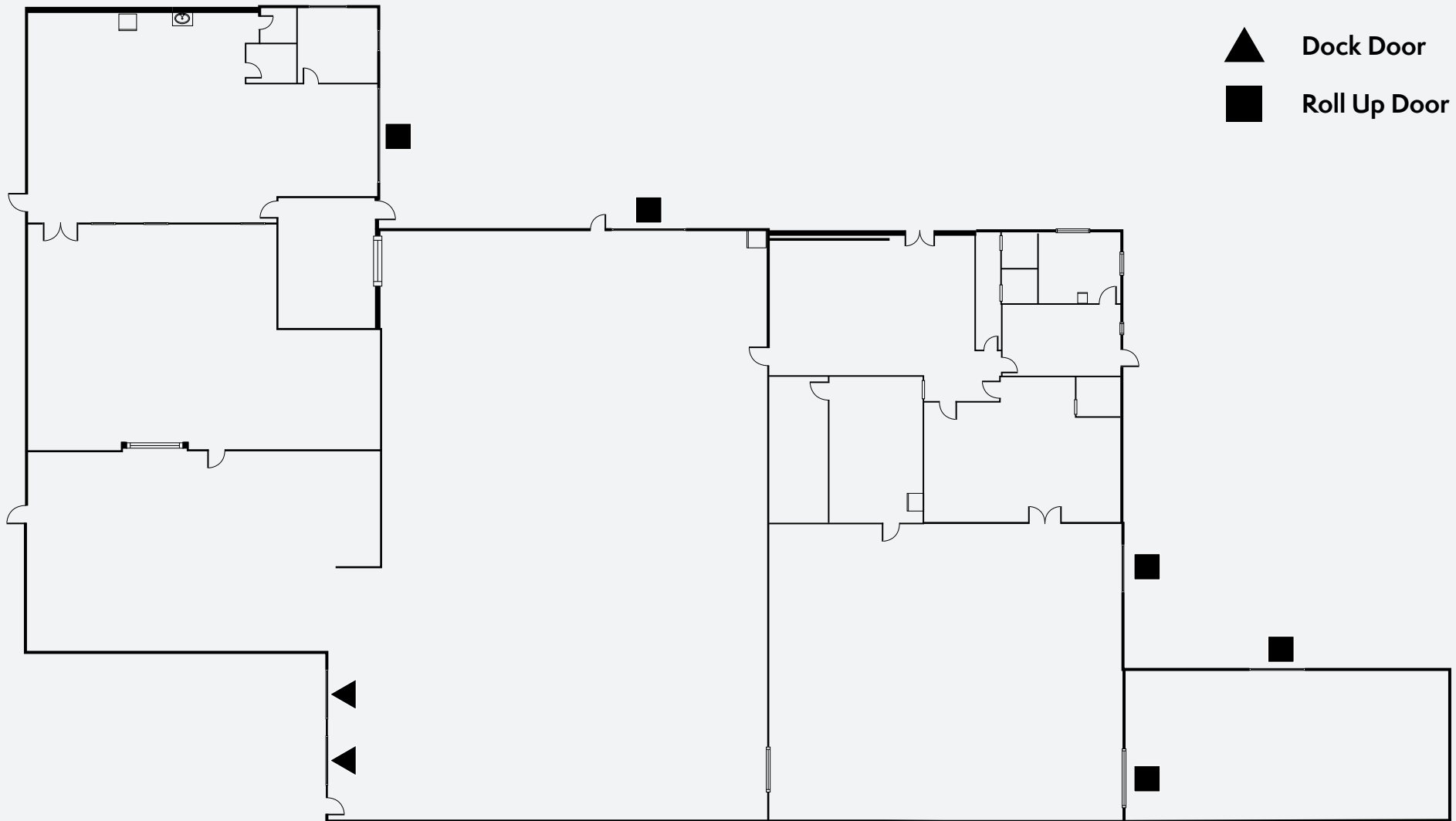
The industrial real estate market in Phoenix, Arizona, is notably tight, with demand consistently outpacing supply. In particular, within a 5-mile radius of I-17 and Peoria, this property stands out as the only available 21,178 square foot space offers ample power, grade and dock loading and fully fenced parking. Its rarity in such a prime location highlights the competitive nature of the market, offering a unique opportunity for businesses looking to secure a presence in this high-demand area.

FLOOR PLAN

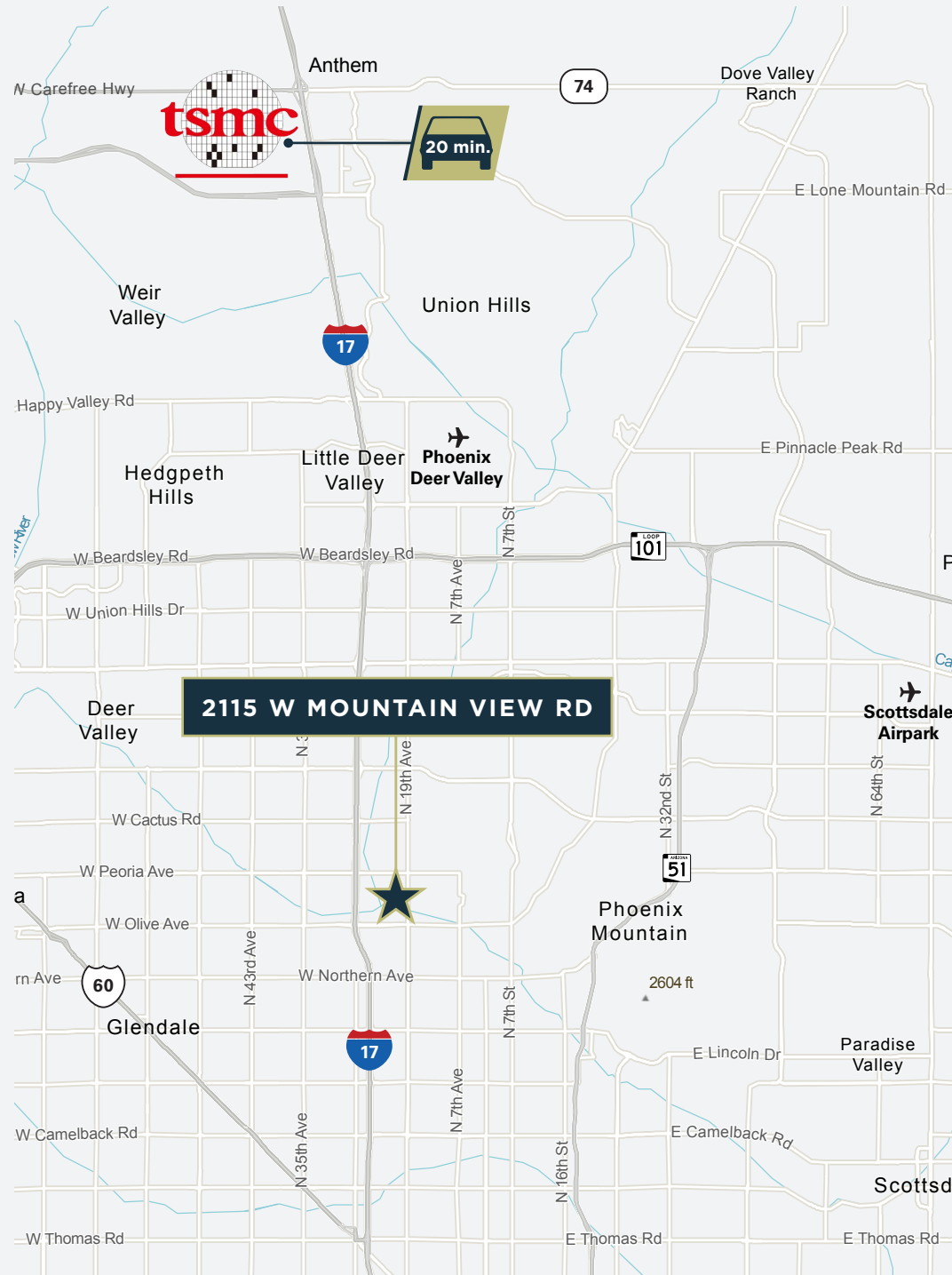
CLICK [HERE](#) TO WALK THE SPACE WITH OUR



VIRTUAL TOUR



- ▲ Dock Door
- Roll Up Door



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