

ROSE GARDEN SQUARE INDUSTRIAL PARK II  
**OFFICE / FLEX / WAREHOUSE FOR LEASE ±2,433 SF**  
20819 N 25TH PLACE • SUITE B104 • PHOENIX, ARIZONA 85050

**NEWLY  
REMODELED  
100% HVAC**

**CLOSE PROXIMITY TO ARIZONA LOOP 101, INTERSTATE 17 & 51 PIESTEWA FREEWAY**

*For more information or to schedule a tour please contact*



**John Quatrini**  
Associate Broker  
C 602.859.0506  
john@shellcommercial.com



**Suzanne Enright**  
Senior Associate  
C 602.471.2981  
suzanne@shellcommercial.com



**SHELL**  
*Commercial Investment Real Estate*  
O 480 443 3992 16410 N 91st St  
Suite 112 Scottsdale, AZ 85260

The above is subject to prior sales and leasing. This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied as to the accuracy of this information.

## **FEATURES**

**SIZE/DESCRIPTION:**

- **±2,433 SF INDUSTRIAL CONDOMINIUM**

**BUILD-OUT:**

- **NEWLY REMODELED**
- **SPACIOUS LOBBY / RECEPTION**
- **THREE (3) OFFICES**
- **STORAGE OR FILE ROOM**
- **FLEX WORKSPACE**
- **KITCHENETTE**
- **ADA RESTROOM**
- **100% HVAC WAREHOUSE WITH 9' X 14' ROLL-UP DOOR**
- **18' CLEAR HEIGHT**

**PARKING RATIO:**

- **2.50/1,000**

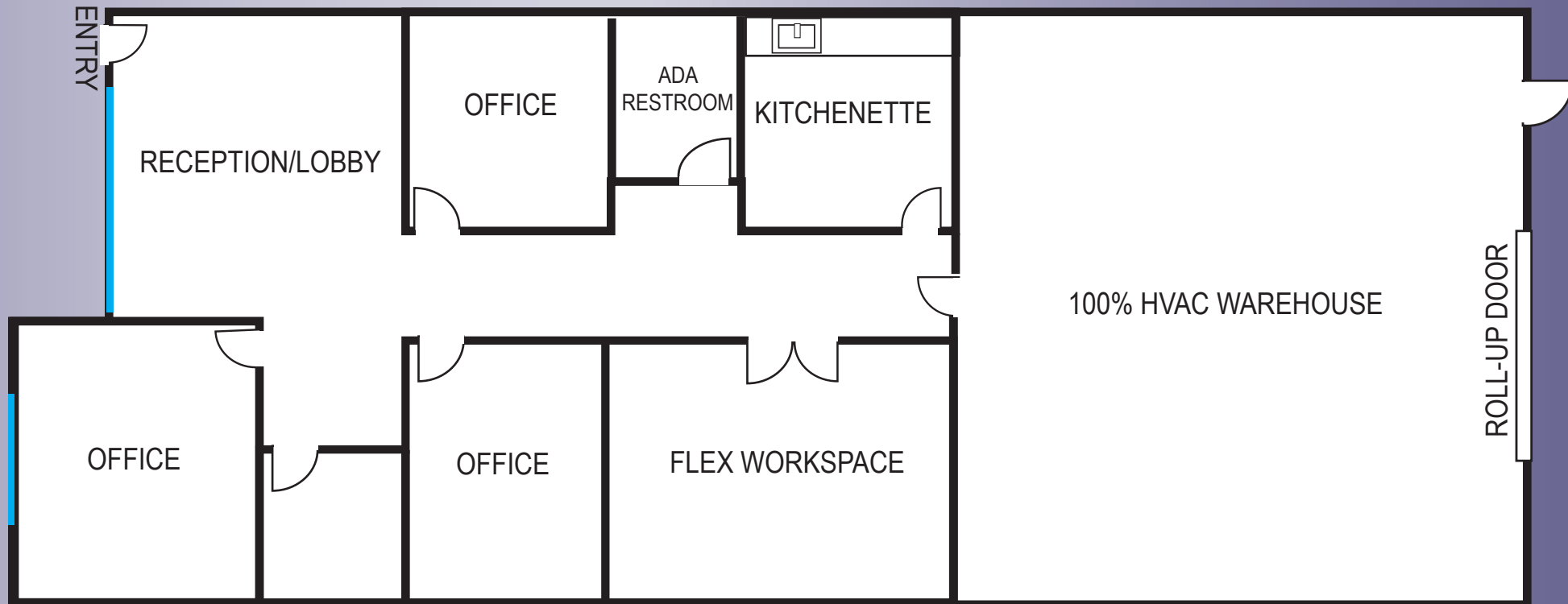
**ZONING:**

- **I-P CITY OF PHOENIX**

20819 N 25TH PLACE • SUITE B104 • PHOENIX, ARIZONA 85050

## FLOOR PLAN

±2,433 SF



**NOT TO SCALE**

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions, prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. This information has been secured from sources deemed reliable, however, we make no warranties as to its accuracy.



# 20819 N 25TH PLACE • SUITE B104 • PHOENIX, ARIZONA 85050



The above is subject to prior sales and leasing. This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied as to the accuracy of this information.

