

INDUSTRIAL LAND FOR SALE IN DYNAMIC DEER VALLEY SUB-MARKET

\$3.50 PER SQUARE FOOT (APPROXIMATELY \$3,968,255)

SOUTH OF SEC 7TH AVENUE & HAPPY VALLEY ROAD

± 26.028 ACRES (1,133,787 SQ FT)



PAUL BLUM, J.D., CCIM

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REBECCA ROBERTS

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**7077 East Marilyn Road
Building 4, Suite 207
Scottsdale, AZ 85254**

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SUMMARY

Address:	South of SEC 7th Avenue & Happy Valley Road Phoenix, Arizona 85085
Size:	±26.028 Acres (±1,133,787 Square Feet)
Price:	\$3.50 per Square Foot (Approximately \$3,968,255)
Zoned:	A-1, City of Phoenix
APN:	210-16-001U
Utilities:	Electricity: APS Water & Sewer: City of Phoenix
Location:	Full Diamond Interchange I-17 & Happy Valley (1¼ Miles) Full Diamond Interchange Loop 101 & 7th Avenue Three Miles From Shops at Norterra Close to Upscale Norterra Neighborhoods Part of Dynamic Deer Valley Industrial Sub-Market

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AERIAL MAP



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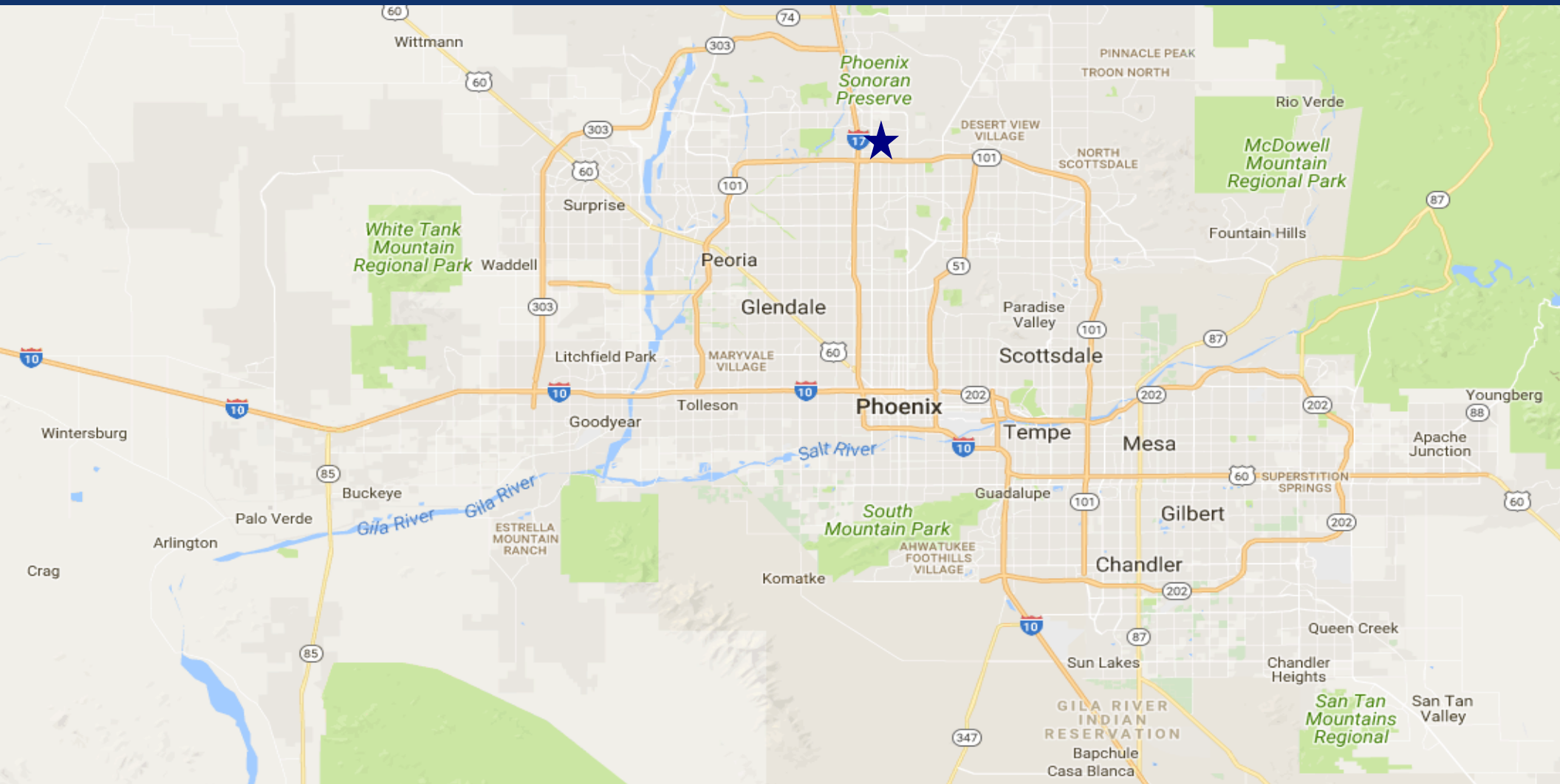
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REGIONAL MAP



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