



SPECTRUM RIDGE

7th Street & Covey Lane, Phoenix, AZ
1/2 mile from 101-Interchange

A SEVEN-BUILDING ±134,700 SF PROJECT

A seven-building flex/industrial
project with up to 5:1,000 SF parking

Sizes from ±5,353 SF – ±14,467 SF



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Flex/industrial spaces for lease, with up to 5:1,000 parking

Located within the Spectrum Ridge Industrial
and Commerce Park

Seven buildings totaling $\pm 134,700$ SF

Move-in ready

Up to 5:1000 parking ratio

Extensive glassline

18' clear height

12' x 14' grade level doors

Asking rental rate: Contact broker

A SEVEN-BUILDING $\pm 134,700$ SF PROJECT

Ste 204 – $\pm 5,353$ SF
Ste 201 – $\pm 9,114$ SF
Ste 105 – $\pm 6,637$ SF



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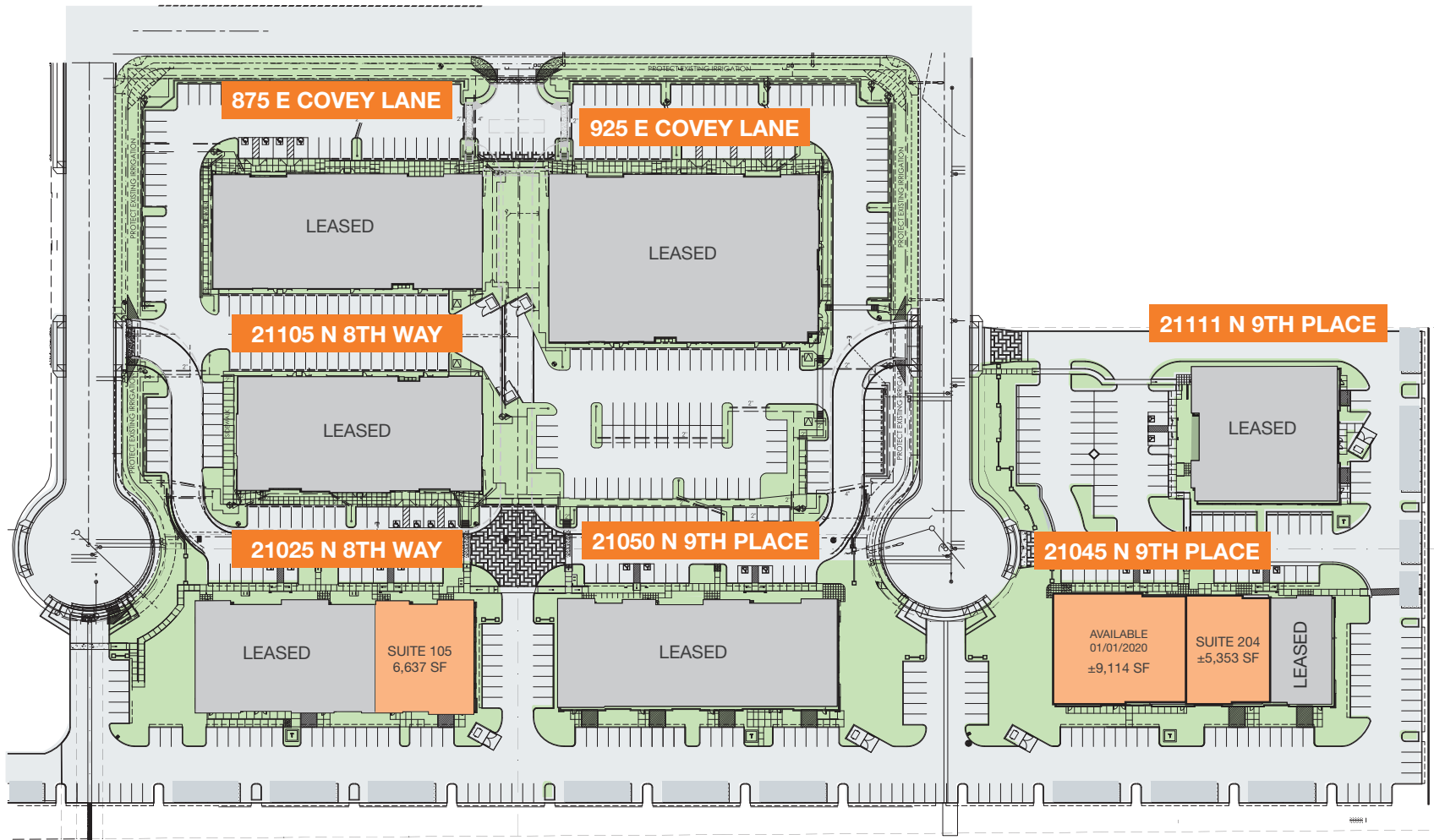


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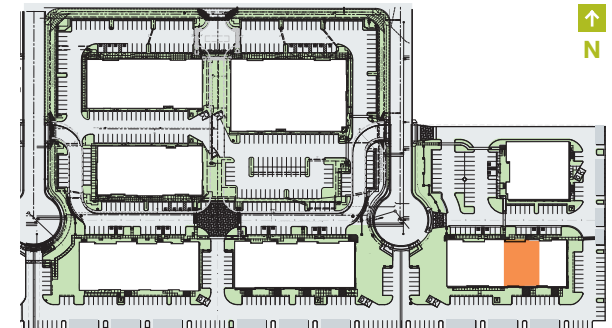
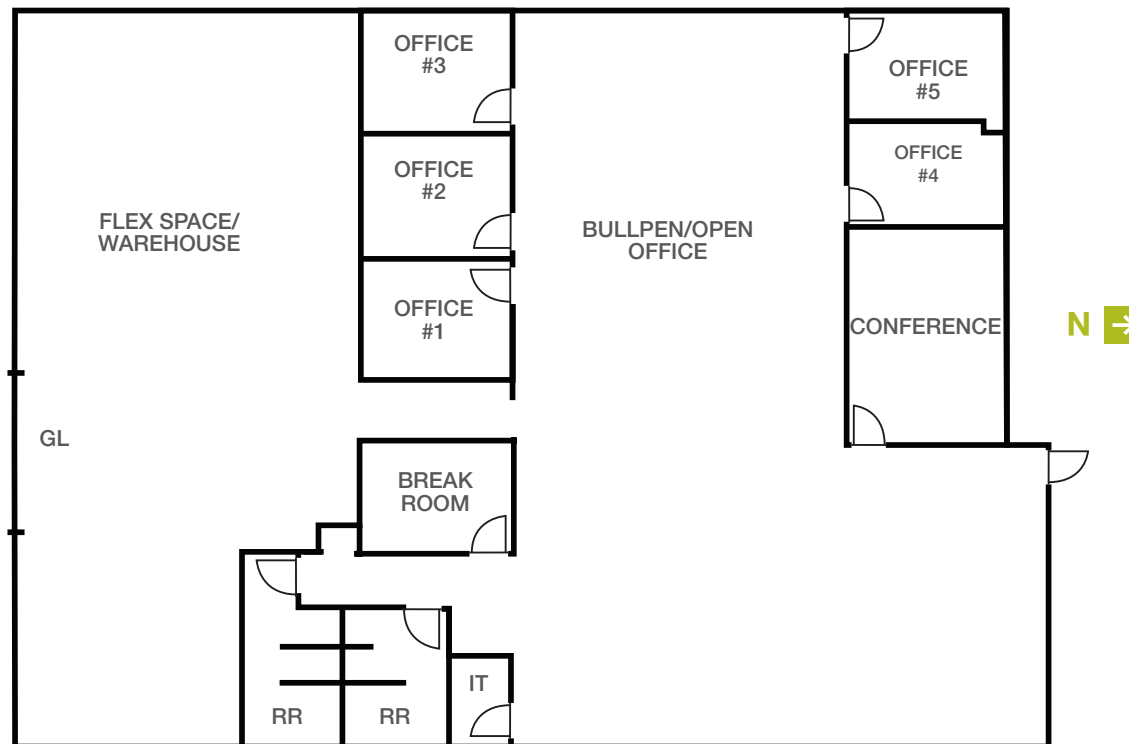
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Ste 204 – ±5,353 SF
Ste 201 – ±9,114 SF
Ste 105 – ±6,637 SF

21045 N 9th Place – Suite 204 | ±5,353 SF

FLOOR PLAN



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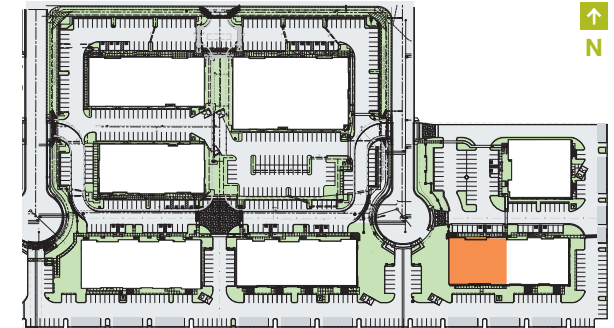
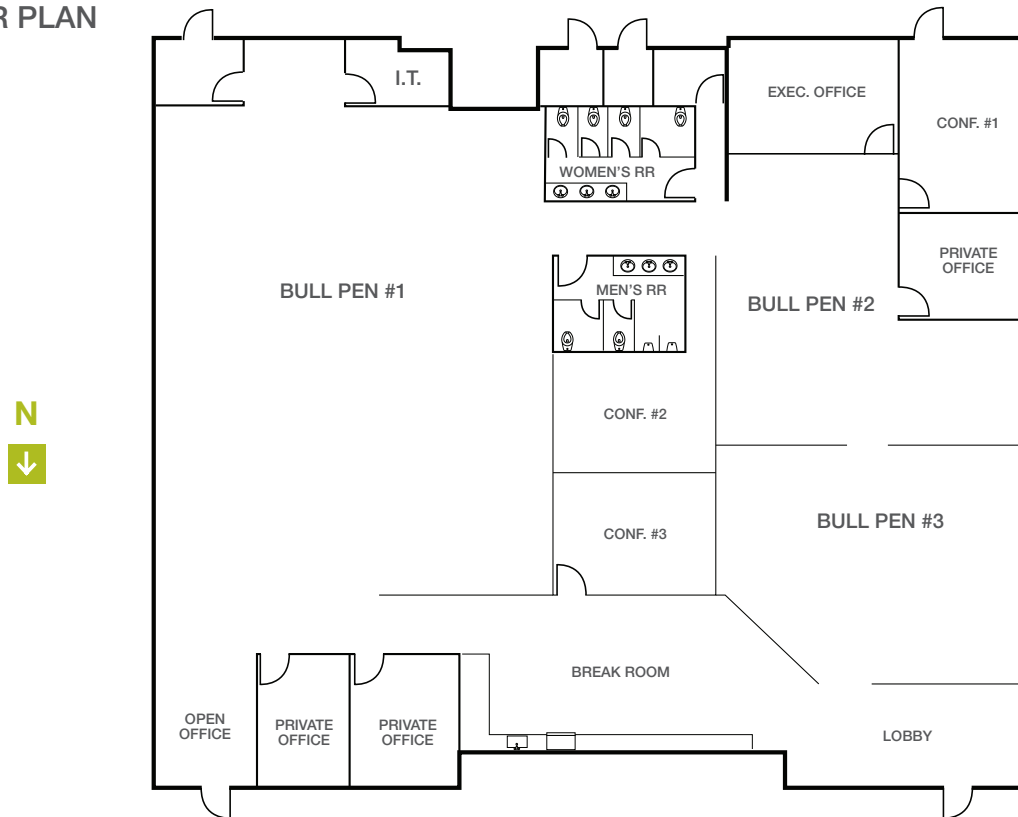
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21045 N 9th Place – ±9,114 SF

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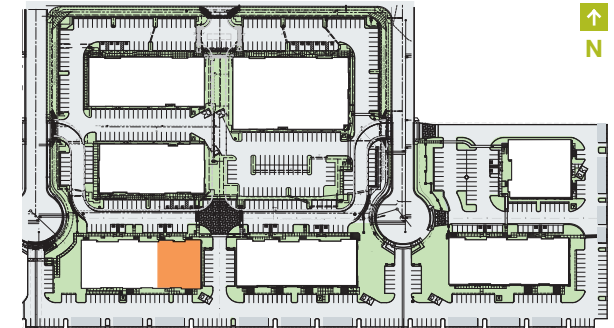
21025 N 8th Way – Suite 105 | $\pm 6,637$ SF

FLOOR PLAN



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Well positioned in the sought-after Deer Valley submarket with prominent corporate neighbors and numerous retail amenities nearby.

2M SF of retail and dining within 2.5 miles

Several brand new hotels within minutes, including Hilton Garden Inn, Drury Inn, Marriott, Homestead Inn, and Courtyard

Corporate neighbors include Discover, FedEx, Honeywell, Microsoft, Safeway, USAA, Discount Tire and Cox

Less than 1/2 mile from full-diamond 101 interchange

30 minutes to Phoenix Sky Harbor International Airport

10 minutes to Scottsdale Airport

2 minutes to Deer Valley Airport

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Deer Valley Submarket



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