



23042

AVAILABLE FOR LEASE

23042

N 15TH LANE

PHOENIX | AZ

FOR MORE INFORMATION, CONTACT:

TREVOR MCKENDRY

EXECUTIVE VICE PRESIDENT

P: 602.575.2332 | C: 602.686.2236

tmckendry@daumcre.com

CHRIS ROGERS

EXECUTIVE VICE PRESIDENT

P: 602.575.2309 | C: 602.513.0555

crogers@daumcre.com

Although all information is furnished regarding sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. D/AO Corp. # 01129558

www.daumcommercial.com

NORTH 15TH LANE
23042
PHOENIX | AZ | 85027

PROPERTY OVERVIEW

Type:	Warehouse	Land Area:	± 41,025 SF
RBA:	± 14,000 SF	Year Built:	2000
Office:	± 20%	Power:	1200a 120/208v
Warehouse:	100% A/C	APN:	209-02-122
Parking:	26 Spaces	Zoning:	GP/ GCP

HIGHLIGHTS

- Fully Fenced & Secured Lot
- Easy Access to Interstate-17 & Loop-101
- Situated Near 19th Avenue & Pinnacle Peak Road Intersection

23042 N 15TH LANE

PHOENIX | AZ | 85027

LAND TITLE SURVEY

SURVEY NOTES

1. This survey and the description used are based on a Commitment for Title Insurance issued by Chicago Title Agency, Inc., issuing agent for Chicago Title Insurance Company, Date Number: C1702079-347-41-516, dated December 26, 2017.
2. **BASE OF BEARING:** The monument line of Paradise Lane, using a bearing of South 88 degrees 45 minutes 54 seconds East, per the Plat of PARADISE BUSINESS PARK UNIT 1, recorded in Book 482, Page 28, M.C.R.
3. The bearings and distances depicted indicate actual field or computed measurements performed during the course of this survey. This information may vary from documents of record used for this survey.
4. The building square footage shown is based on exterior measurements of the building footprint of ground level and is not intended to reflect the interior or measure area of any building. The building footprint and dimensions depict the general configuration of the building(s).
5. The utility information shown is limited to visible above ground evidence. This survey makes no attempt to depict any underground utilities and there is no guarantee or warranty to the most location or presence of any underground utilities that may actually exist adjacent to or within the boundaries of the subject property. Prior to any excavation please call an underground utility locator or "800 STAKE" at (800)263-1100 for the precise location and extent of all utilities in the area.
6. This Survey has been prepared exclusively for the parties stated in the certification for use in conjunction with the survey referenced in Survey Note No. 1. Reproduction or use of this survey by any other party for any other transaction or purpose is unauthorized without written authorization from Alliance Land Surveying, LLC. The use of the word "herein" or "hereafter" by a person or firm that is registered or certified by the board is an admission of professional status regarding facts or things that are the subject of the certification and does not constitute an express or implied warranty or guarantee (A.R.S. 32-151).

SCHEDULE 'B' ITEMS

2. Reservations contained in the Patent Plats: The United States of America. Recording Date: May 11, 1927. Recording No. Book 160 of Deeds page 212. (AFFECTS SUBJECT PROPERTY - NOT PLATTABLE)
3. Easements, covenants, conditions and restrictions as set forth in the recorded plat of PARADISE BUSINESS PARK UNIT 1, recorded February 2, 1988 in Book 482 of Maps, page 28. (AFFECTS SUBJECT PROPERTY - NOT PLATTABLE)
4. Easements, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, or sex, birth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document. Recording August 30, 1999 in Recording No. 99-085102. (AFFECTS SUBJECT PROPERTY - NOT PLATTABLE)
5. Easements for the access to the above state and electric easements as stated in Arizona Public Service Company. Purpose: underground electric lines and equipment location. Recording Date: December 14, 2000. Recording No. 2000-063703. (AFFECTS SUBJECT PROPERTY - NOT PLATTABLE)
6. Easements for the access to the above state and electric easements as stated in Arizona Public Service Company. Purpose: underground electric lines and equipment location. Recording Date: December 14, 2000. Recording No. 2000-063703. (AFFECTS SUBJECT PROPERTY - NOT PLATTABLE)

LEGEND

- Property Corner (See Monument Table)
- Property Line
- Find Brass Cap Flush (See Monument Table)
- Schedule "B" Item
- 24 inch Vertical Curd & Gutter
- 6 inch Concrete Curb
- Indicates Driveway (means of access)
- Concrete Surface
- Fence
- Mail
- Box Park Preventer
- Electric Cabinet
- Electric Transformer
- Electric Vault
- Survey Point or Gate Post
- Disinfect Sprayer
- Light Pole
- Mail Box
- Sewer Clean Out
- Sewer Manhole
- Sprinkler Head-Up (fire department)
- Telephone Pole
- TV Junction Box
- Water Meter
- Water Valve
- See Reference Documents
- Monument
- Public Utility Easement
- ASL

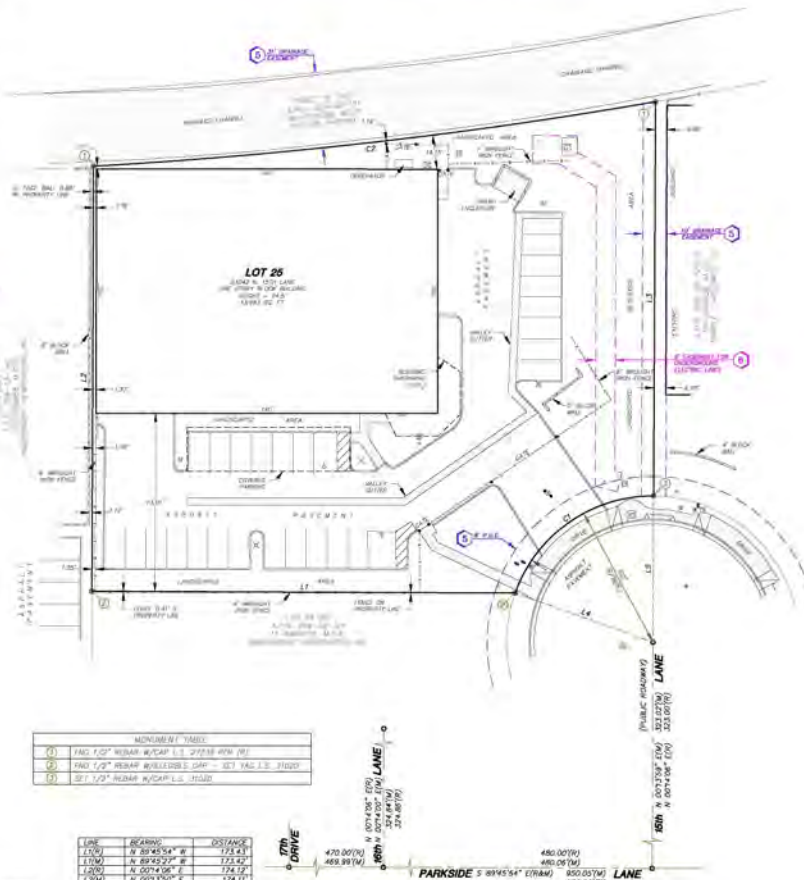
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C100	60.00'	7.185'	20.3114°	N 24°36'40" E	26.33'
C100	60.00'	7.185'	20.3114°	N 24°36'40" E	26.33'
C100	2015.50'	231.73'	18°30'50"	S 63°27'23" W	231.77'
C100	2015.50'	231.73'	18°30'50"	S 63°27'23" W	231.77'

LINE	BEARING	DISTANCE
1.10	N 89°45'51" E	173.43'
1.10	N 89°45'51" E	173.43'
1.10	N 89°45'51" E	173.43'
1.10	N 89°45'51" E	173.43'
1.10	N 89°45'51" E	173.43'
1.10	N 89°45'51" E	173.43'
1.10	N 89°45'51" E	173.43'
1.10	N 89°45'51" E	173.43'
1.10	N 89°45'51" E	173.43'
1.10	N 89°45'51" E	173.43'

LINE	BEARING	DISTANCE
1.10	N 89°45'51" E	173.43'
1.10	N 89°45'51" E	173.43'
1.10	N 89°45'51" E	173.43'
1.10	N 89°45'51" E	173.43'
1.10	N 89°45'51" E	173.43'
1.10	N 89°45'51" E	173.43'
1.10	N 89°45'51" E	173.43'
1.10	N 89°45'51" E	173.43'
1.10	N 89°45'51" E	173.43'
1.10	N 89°45'51" E	173.43'

ALTA / N.S.P.S. LAND TITLE SURVEY

A DESCRIPTION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



PARCEL DESCRIPTION

Lot 25, of PARADISE BUSINESS PARK UNIT 1, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 482 of Maps, page 28.

SITE INFORMATION

ADDRESS: 23042 N. 15th Lane, PHOENIX, ARIZONA
A.P.N.: 208-02-122
LAND AREA: 2.842 ACRES - 41,038 SQ. FT.
STREET PARKING SPACE TABULATION:
Regul: 26
Disabl: 2
Total: 28

REFERENCE DOCUMENTS

(R) PLAT PER BOOK 482, PAGE 28, M.C.R.
(D) PLAT PER BOOK 536, PAGE 22, M.C.R.
R.O.S. PER BOOK 1263, PAGE 1, M.C.R.
R.O.S. PER BOOK 1171, PAGE 9, M.C.R.
PLAT PER BOOK 715, PAGE 17, M.C.R.
PLAT PER BOOK 653, PAGE 7, M.C.R.

CERTIFICATION

TO: ALAMAR INDUSTRIAL PARK, INC., a Colorado corporation, JAY MANAGEMENT, L.L.C., an Arizona limited liability company, Chicago Title Agency, Inc., and Chicago Title Insurance Company.
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2018 Minimum Standard Linear Requirements for ALTA/NPSPS Land Title Surveys, jointly established and adopted by ALTA and NPSPS, and includes items 1, 2, 4, 7(a), 7(b)(1), 7(b), 8, 9, 13 and 14 of Table A thereof. The Survey was completed on January 16, 2018.
January 16, 2018
G. Byron Galtbrecher
R.L.S. 31020



ALTA / N.S.P.S. LAND TITLE SURVEY
23042 N. 15th Lane, PHOENIX, ARIZONA

ALLIANCE
LAND SURVEYING LLC

909 N. 10th Avenue, Suite 404
Phoenix, AZ 85006
Phone: 602.800.0000
www.alliancelandsurveying.com

SHEET: 1 of 1 DATE: 1-16-18 JOB NO: 180102



TOP EMPLOYER MAP

NO. EMPLOYEES

1. **THE ARIZONA REPUBLIC**
1,011 Employees
2. **COX**
2,158 Employees
3. **HONEYWELL**
6,111 Employees
4. **ASURION**
500 Employees
5. **DISCOVER**
3,003 Employees
6. **BEST WESTERN**
966 Employees
7. **AMERICAN EXPRESS**
7,603 Employees
8. **PETSMART**
2,034 Employees

