



FREESTANDING ±27,489 SF INDUSTRIAL BUILDING ON ±2.66 ACRES FOR LEASE. A-2 ZONING

1035 E Riverview Dr Phoenix, AZ



Owned by Cascade Range Investments LLC

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Suite 290
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FOR LEASE

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Property Photos

R&G
REIN & GROSSOEHME
COMMERCIAL REAL ESTATE



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Property Photos – Exterior



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Property Photos – Interior



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Property Photos – Warehouse



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Site Information



The current owner/user is relocating to a larger building nearby that just came available. This building was just totally remodeled and occupied by the current owner/user in 2023, after relocating the business from San Diego. The building is used for manufacturing of DCB high performance boats, a well-known ultra-premium boat company. <https://dcbperformanceboats.com/> The majority of the boats they make cost over \$1,000,000. The offices and warehouse have many upgraded premium finishes and features that you would not find in a typical office/warehouse. Many people say this is the one of the nicest office/warehouse buildings they have seen.

Site Features	Building Features	Warehouse Features
±27,489 SF building	Concrete tilt-up construction	25' clear height
Fully fenced and secured yard & parking lot	Constructed by Sun State Builders in 2006	Fully air conditioned with insulated walls and ceiling
58 parking spaces in front of the building	18 camera ultra high-tech security system with live monitoring	Four extra-wide grade level doors and two dock high doors
Two points of ingress/egress from Riverview Dr	1,200 AMPS 277/480v (Per CoStar – Tenant to Verify)	2,200 SF mezzanine currently being used for the upholstery shop
Entrances on two sides of the property allow easy truck drive-	Office Features	950 SF secure storage room with roll-up door
Nice, new landscaping	±4,300 SF of office space	Employee restroom (all new fixtures & metallic epoxy floor paint)
Less than one mile to full diamond interchange at I-17 and 7th St	New Cat-6 wiring throughout offices	Epoxy floor paint throughout warehouse
Two miles to downtown Phoenix	Vinyl plank flooring	The paint booths will be moved to the new location and are not included
10 minute drive to Sky Harbor Airport	Carbon fiber door skins	Miscellaneous
2.66 acres site	Men's and women's restrooms (all new fixtures & metallic Epoxy floor paint)(3 total restrooms in office area.	APN 113-22-981/982/167B
Zoned A-2 (Heavy Industrial), City of Phoenix	6 private offices and 1 oversized office	2024 Taxes- \$40,502.28
	Large break room with kitchen	Available for occupancy June 2025
	Large conference room	
	Junior conference room with glass walls	
	Designated data room	

The information contained herein has been obtained from sources we believe to be reliable, however, Rein & Grosseohme and its agents have not conducted any investigation regarding these matters and make no warranty or representation expressed or implied regarding the accuracy or completeness of the information. Interested parties need to verify any information that is critical to their decision process and bear all risk for inaccuracies. References to square footage or age are approximate.

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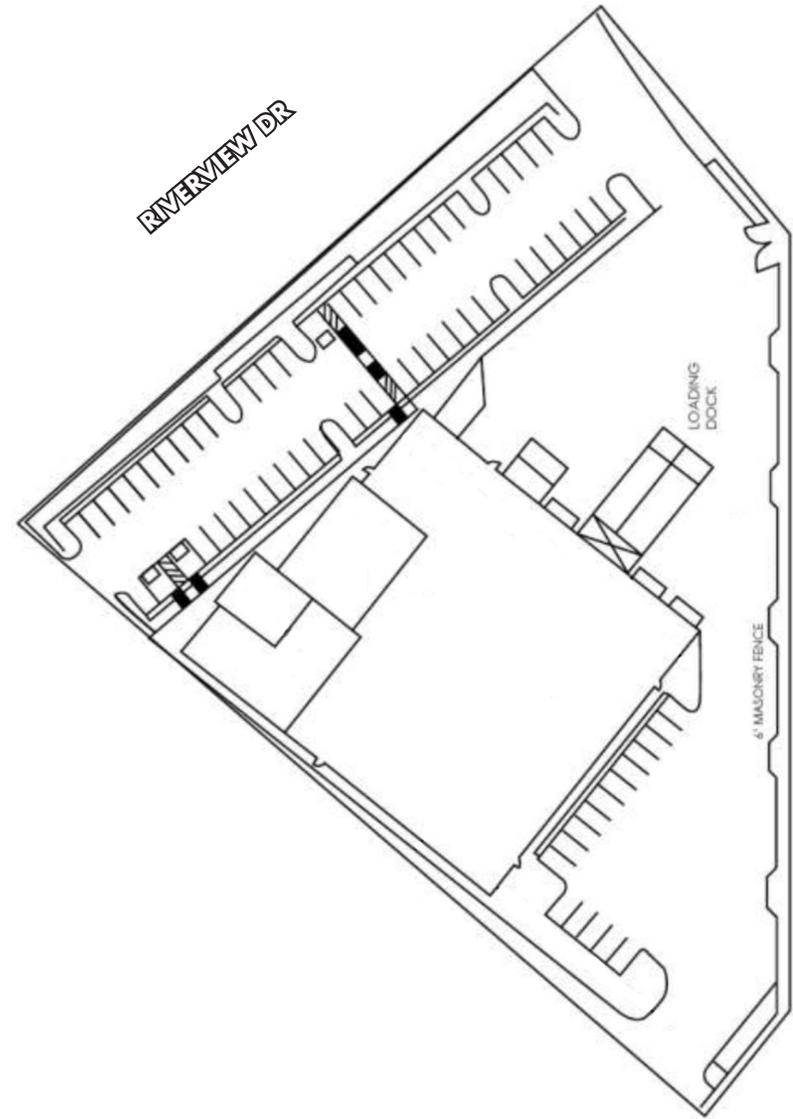
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Site Plans



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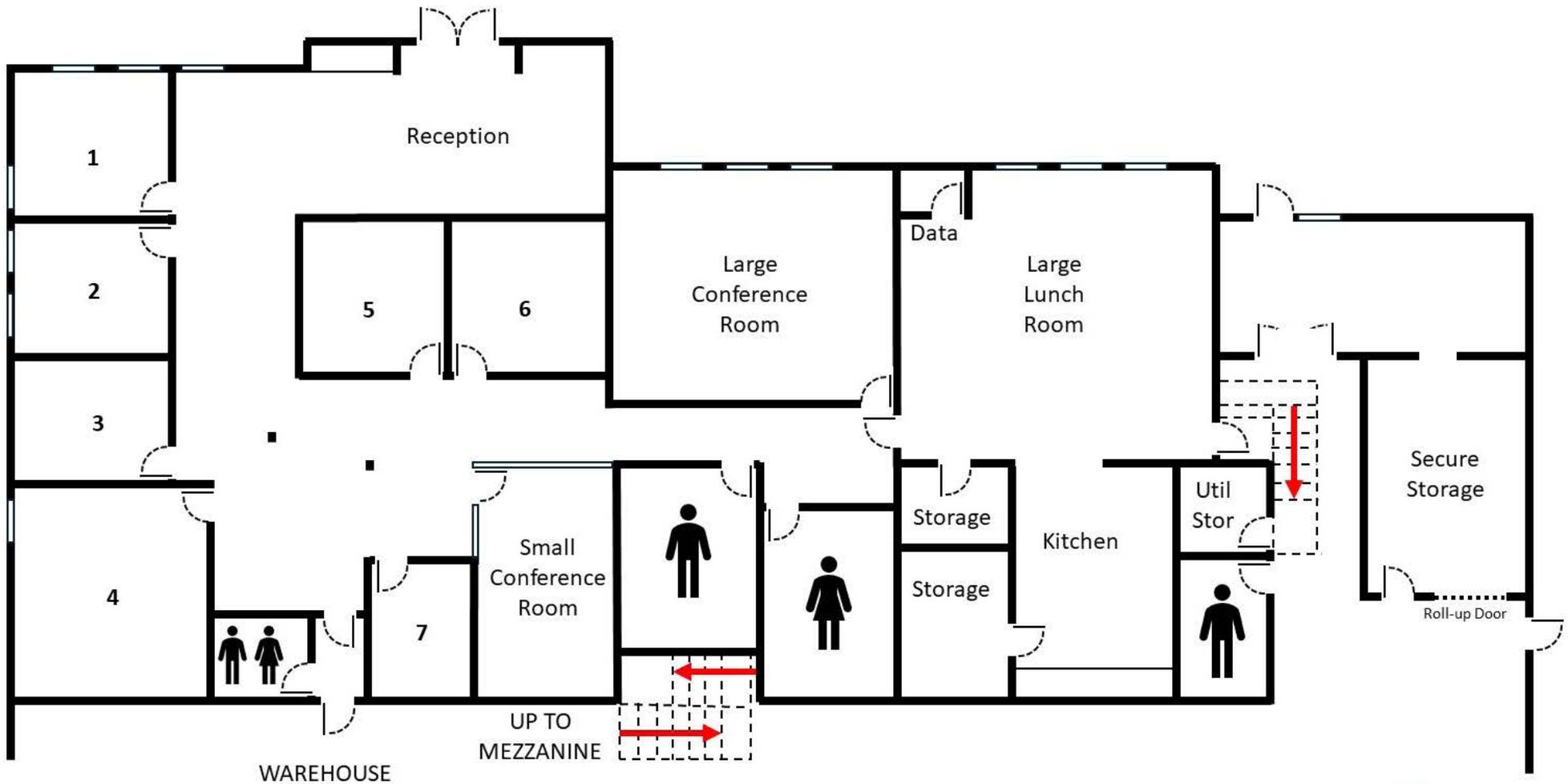
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Floor Plan



FIRST FLOOR OFFICE PLAN

Not to Scale



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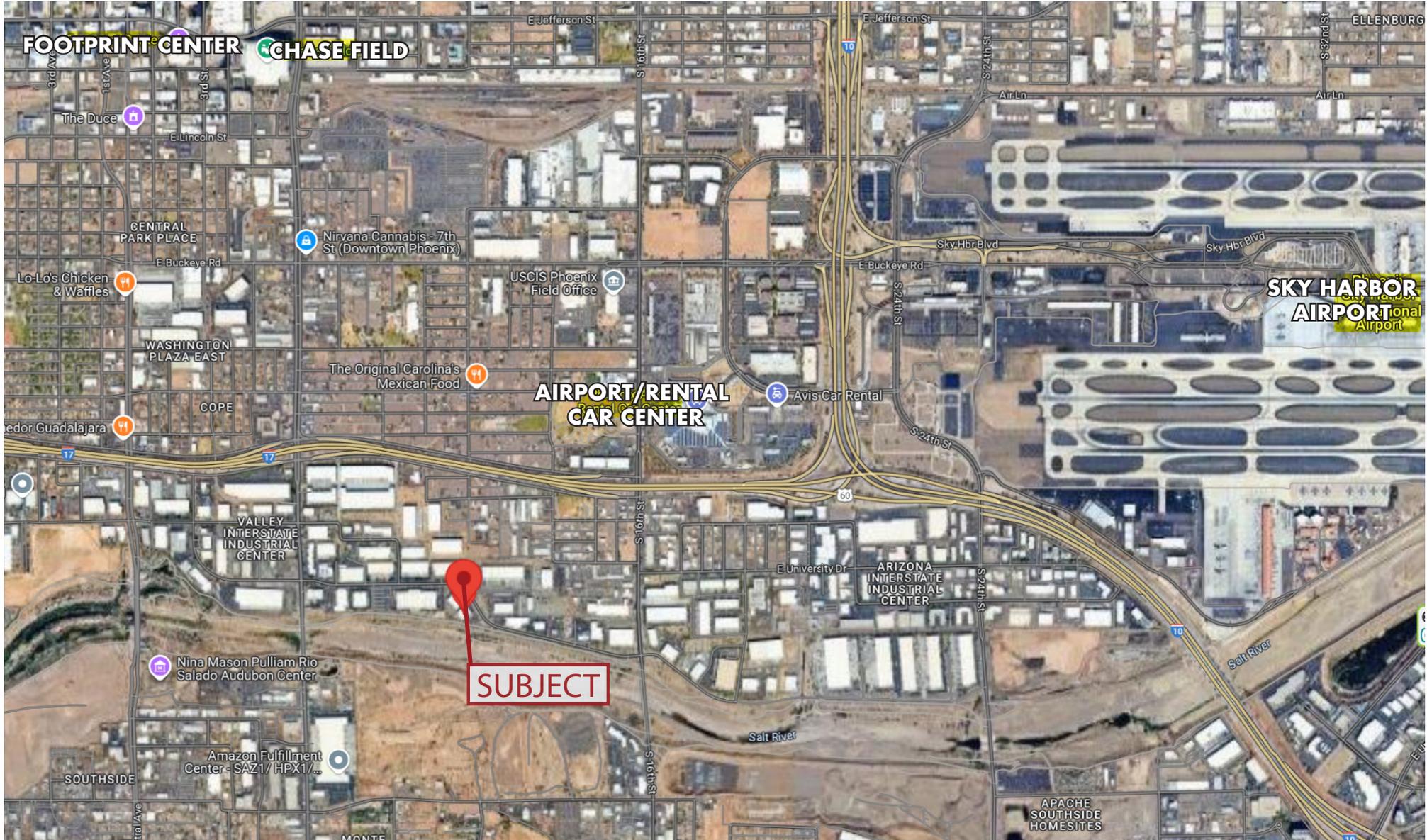
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Aerial Photo



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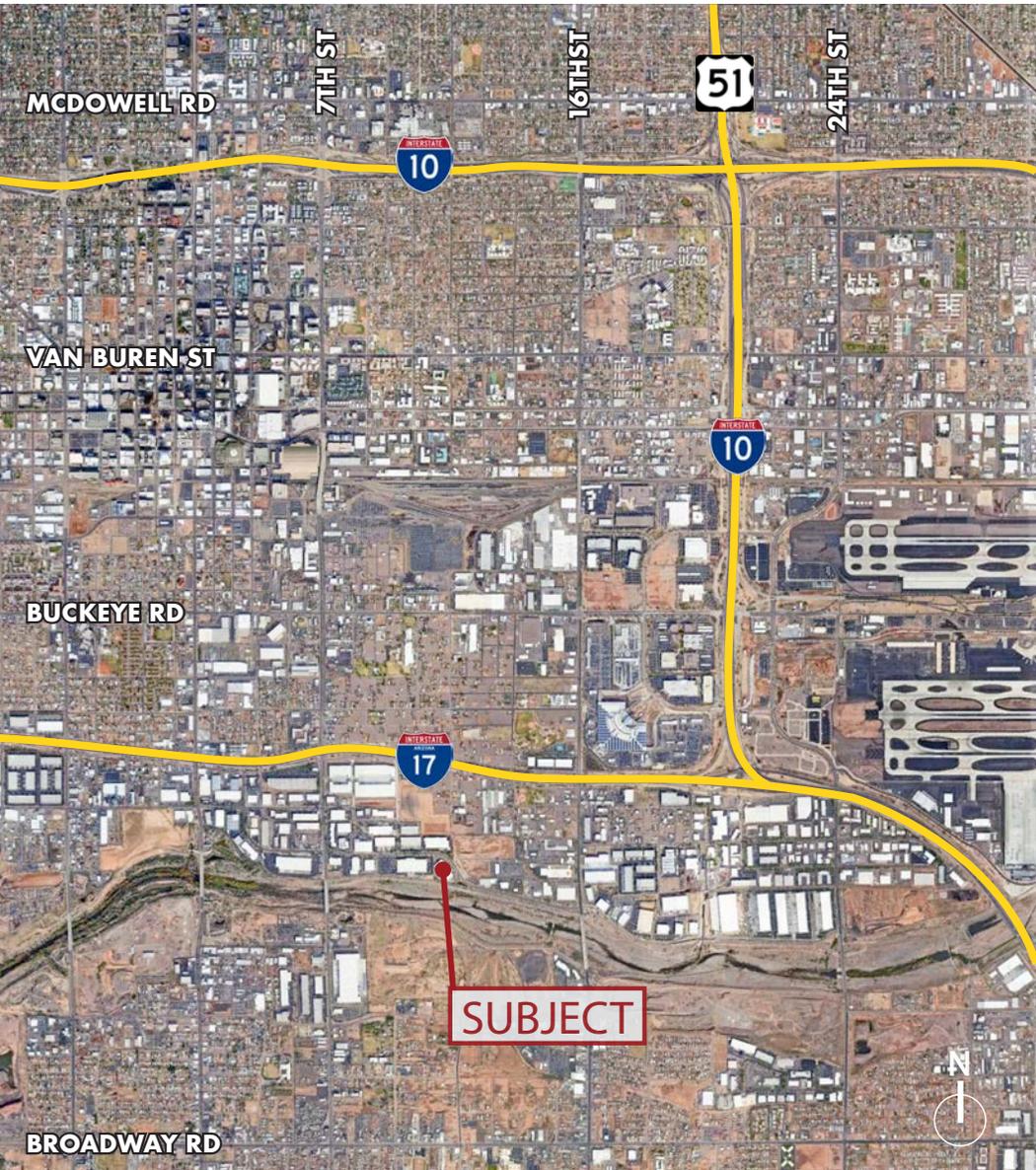
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