



COMMERCIAL PROPERTIES INC.
Locally Owned. Globally Connected. since 1988



INDUSTRIAL FOR LEASE

1410 E VAN BUREN ST | PHOENIX, AZ

±12,740 SF INDUSTRIAL
AVAILABLE FOR LEASE

MULTI-TENANT BUILDING
E VAN BUREN ST FRONTAGE

APN: 116-18-087
ZONED C-3

LEASE RATE
\$8.00 NNN

EXCLUSIVE CONTACT

Brandon Koplin
D 480.214.1103
M 602.373.4717
bkoplin@cpiaz.com



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CPPIAC International

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.
06 12 20



INDUSTRIAL FOR LEASE

PROPERTY OVERVIEW

Building Size:	±12,740 SF
Building Type:	Multi-Tenant
APN:	116-18-087
Floors:	1
Zoned:	C-3
Built In:	1970
A/C:	Landlord will install requested cooling

EXCLUSIVE CONTACT

Brandon Koplin
 D 480.214.1103
 M 602.373.4717
 bkoplin@cpi.az.com

 **COMMERCIAL PROPERTIES INC.**
 Locally Owned. Globally Connected. CPI PAC International

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
 SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpi.az.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.
 06 12 20

SUITE 1414



INDUSTRIAL FOR LEASE

AVAILABILITY

Suite: 1414
 Suite Size: ±7,140 SF
 Lease Rate: \$8.00 NNN
 Power: 240 Volts | 200 Amps | 3 Phase
 Double Man Door on Van Buren for Loading
 Offices (3)
 Break Rooms (1)
 Restrooms (1)

SUITE 1410

Suite: 1410
 Suite Size: ±7,850 SF
 Lease Rate: \$8.00 NNN
 Power: 240 Volts | 200 Amps | 3 Phase
 Double Man Door on Van Buren for Loading
 ±1,300 SF Basement
 Break Rooms (1)
 Restrooms (1)

EXCLUSIVE CONTACT

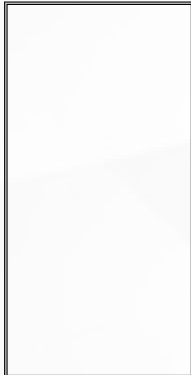
Brandon Koplin
 D 480.214.1103
 M 602.373.4717
 bkoplin@cpiaz.com



TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
 SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.
 06 12 20

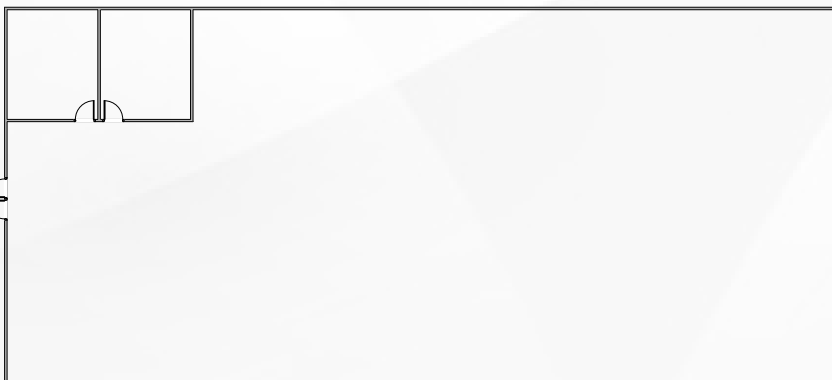
MEZZANINE
±1,250 SF

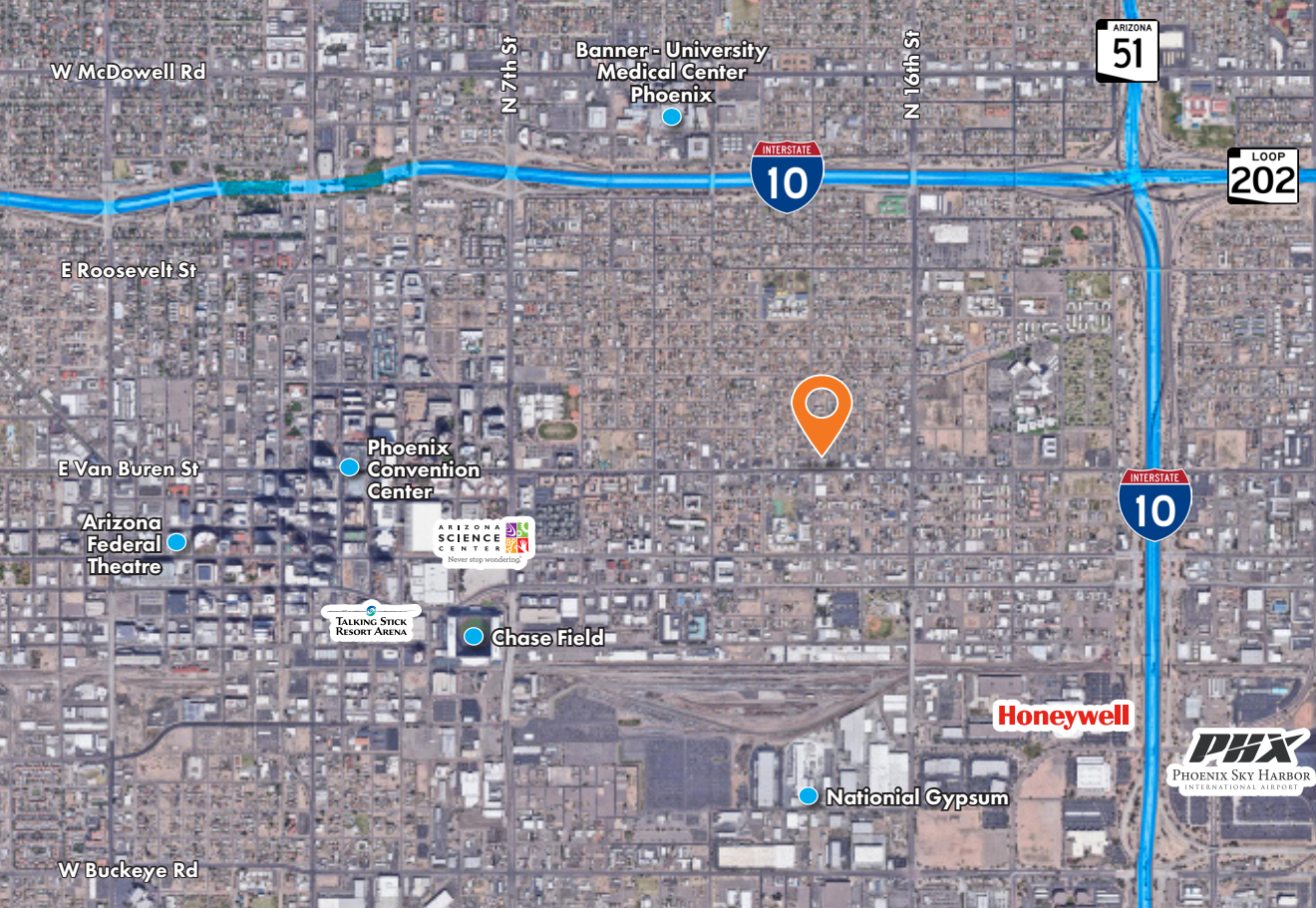


MEZZANINE
±1,000 SF



BASEMENT
±1,300 SF





INDUSTRIAL FOR LEASE

DEMOGRAPHICS

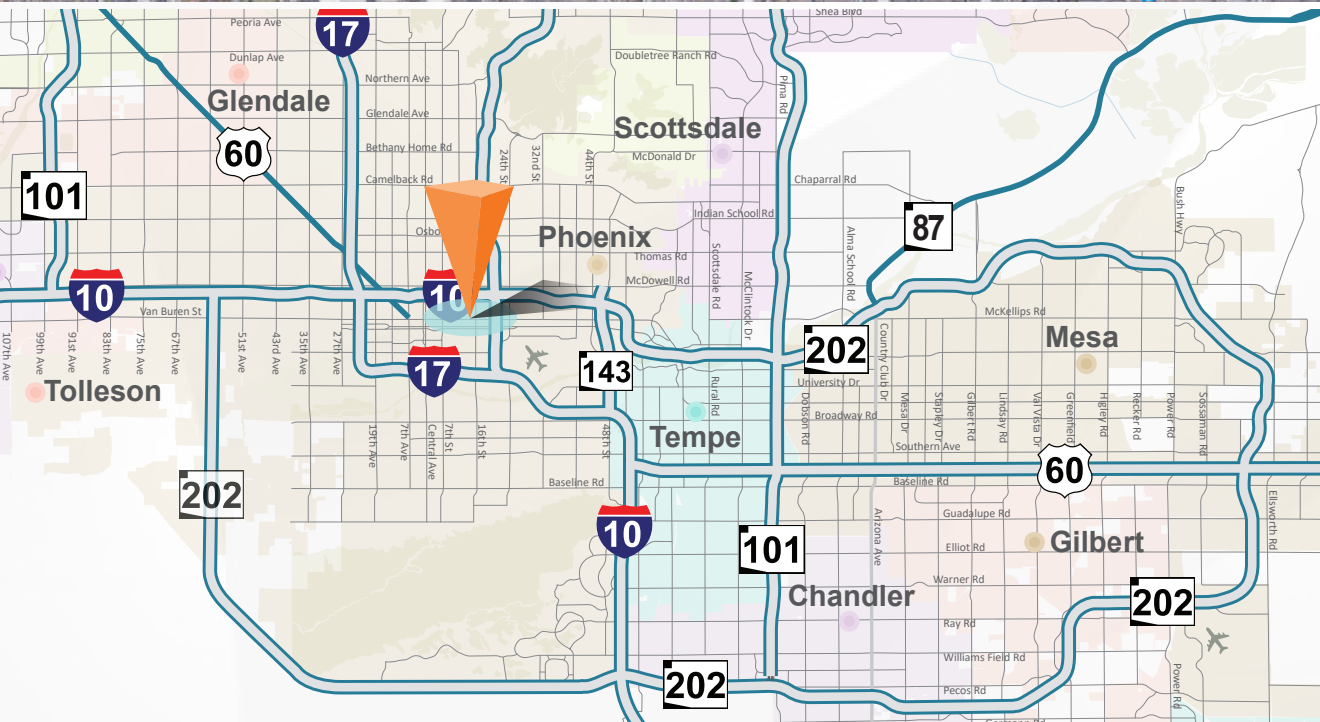
POPULATION
15,045 (1M)
118,806 (3M)
367,970 (5M)



HOUSEHOLDS
4,924 (1M)
42,206 (3M)
132,999 (5M)



AVG HH INCOME
\$25,914 (1M)
\$40,975 (3M)
\$44,954 (5M)



EXCLUSIVE CONTACT

Brandon Koplin
D 480.214.1103
M 602.373.4717
bkoplin@cpi.az.com

 **COMMERCIAL PROPERTIES INC.**
Locally Owned. Globally Connected. 

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpi.az.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.
06 12 20