

INDUSTRIAL BUILDING AVAILABLE FOR SALE/LEASE

±20,382 SF BUILDING ±1.32 ACRE PARCEL

SINGLE TENENT INDUSTRIAL/WAREHOUSE SPACE

EXCLUSIVE CONTACT

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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. Francisco

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301 SCOTISDALE: 8777 N. Gainey Center Dr., Sulte 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.

.82 NN



SUNRISE INDUSTRIAL PARK FOR SALE/LEASE

PROPERTY OVERVIEW

Building Size: ±20,382 SF

Area Size: ±1.32 Acres (±57,499 SF)

Lease Rate: \$0.82 NNN

Sale Price: Contact Agent

Building Type: Single Tenant

Floors:

Parcel: 302-23-057

Air Conditioning: EVAP

Grade Level Doors: 3 (12'x14')

Truck Wells: 2

Fire Supression Sprinklers

Reception (1)

Offices (4)

Conference Rooms (1)

Bull Pens (1)

Restrooms (3)



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Arizona State University 101 **E University Dr** Mesa High School Banner Desert Medical Center Golfland Sunsplash 60 Dobson Ranch Fiesta Tech Gilbert Heritage frys Dobson High School Discovery Business Campus Gilbert High School North Chandler Place uite High School Glendale Scottsdale 60 101 87 **Phoenix** Mesa 143 Tolleson Tempe 60 202 Gilbert 101 Chandler 202

SUNRISE INDUSTRIAL PARK FOR SALE/LEASE

DEMOGRAPHICS

POPULATION 9,658 (1M) 142,918 (3M) 416,877 (5M)



HOUSEHOLDS 3,489 (1M) 52,097 (3M) 149,606 (5M)



AVG HH INCOME \$80,181 (1M) \$68,206 (3M) \$64,355 (5M)



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