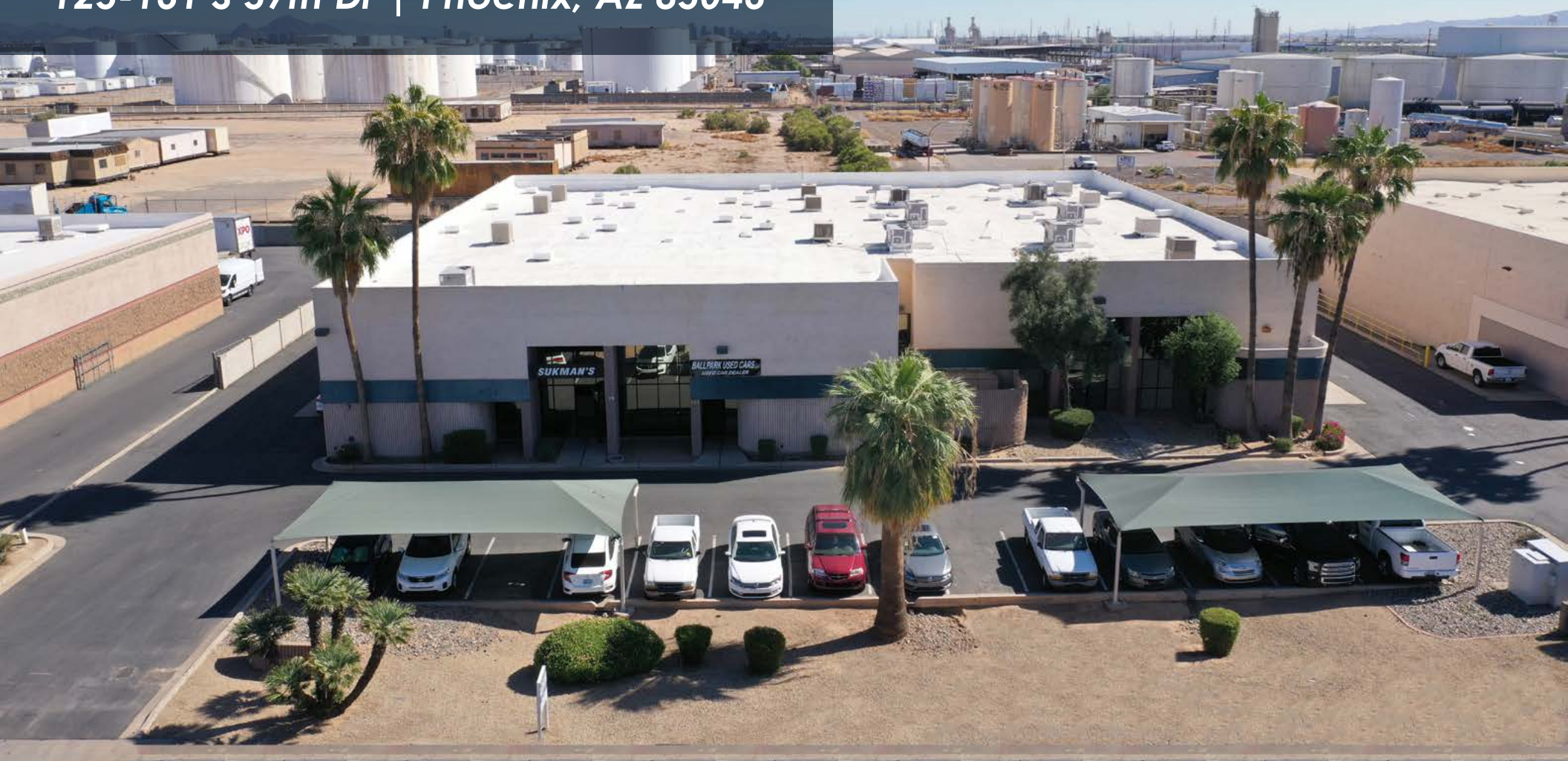


±20,120 SF For Sale
±8,860 SF For Lease

125-131 S 57th Dr | Phoenix, AZ 85043



S 57TH DRIVE

EXCLUSIVE CONTACTS:

Jeff Hays
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Tate Gunning
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SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

125-131 S 57th Dr
Phoenix, AZ 85043
FOR SALE OR LEASE



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125-131 S 57TH DR | Phoenix, AZ 85043

FOR SALE

SALE DETAILS

Address	125 -131 S 57th Dr Phoenix, AZ 85043
Development	Westgate Industrial Park
Bldg SF	±20,120
Lot Size	±1.15 Acres
Zoning	A-1 (Light Industrial)
Tenancy	3 Bay Multi-Tenant
Year Built	1987
APN	104-04-022
Sale Price	\$1,875,000

Building Details

- ±20,120 SF / ±10,000 SF Secured Yard
- Future 202 Expansion (Less than 1/2 mile away)
- Power: 1600Amps, 120/240V, 3Ph
- 18' Clear Height
- 6 (12'x14') Grade Level Doors
- 2 Truckwells
- Fire Sprinklers
- Covered Parking
- New Roof
- Evap Cooled & Air Conditioned Warehouse
- Parking Lot Repaved in 2016



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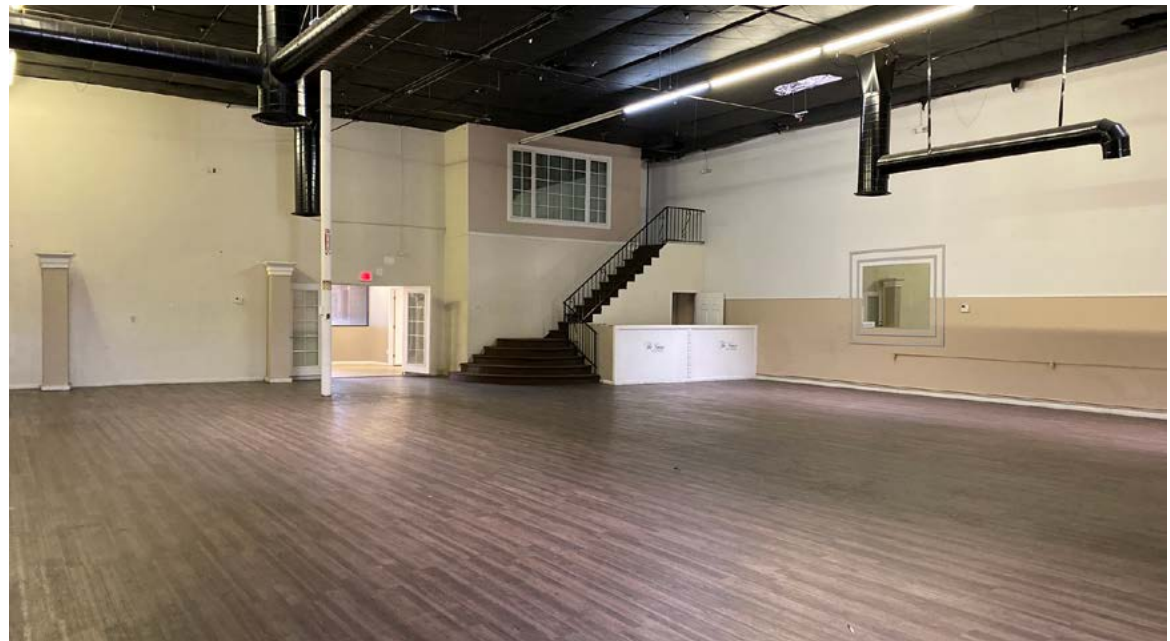
FOR LEASE

LEASE DETAILS

Address	131 S 57th Dr Phoenix, AZ 85043
Unit SF	±8,860
Lease Rate	\$0.75
Lease Type	Modified Gross

Suite 131 Details

- ±8,860 SF End Cap
- Secured Yard
- Reception
- 3 Offices
- Conference Room
- Break Room
- 2 Restrooms
- Office Mezzanine
- Fire Sprinklers
- 100% Air Conditioned
- 18' Clear Height
- 3 (12'x14') Grade Level Doors
- Truckwell



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10 30 19

125-131 S 57TH DR | Phoenix, AZ 85043

SITE PLAN FLOOR PLAN

FOR ILLUSTRATIVE &
CONCEPTUAL PURPOSES ONLY.
NOT TO SCALE

Play the Fly-Over
Video by Clicking
the Link Below!



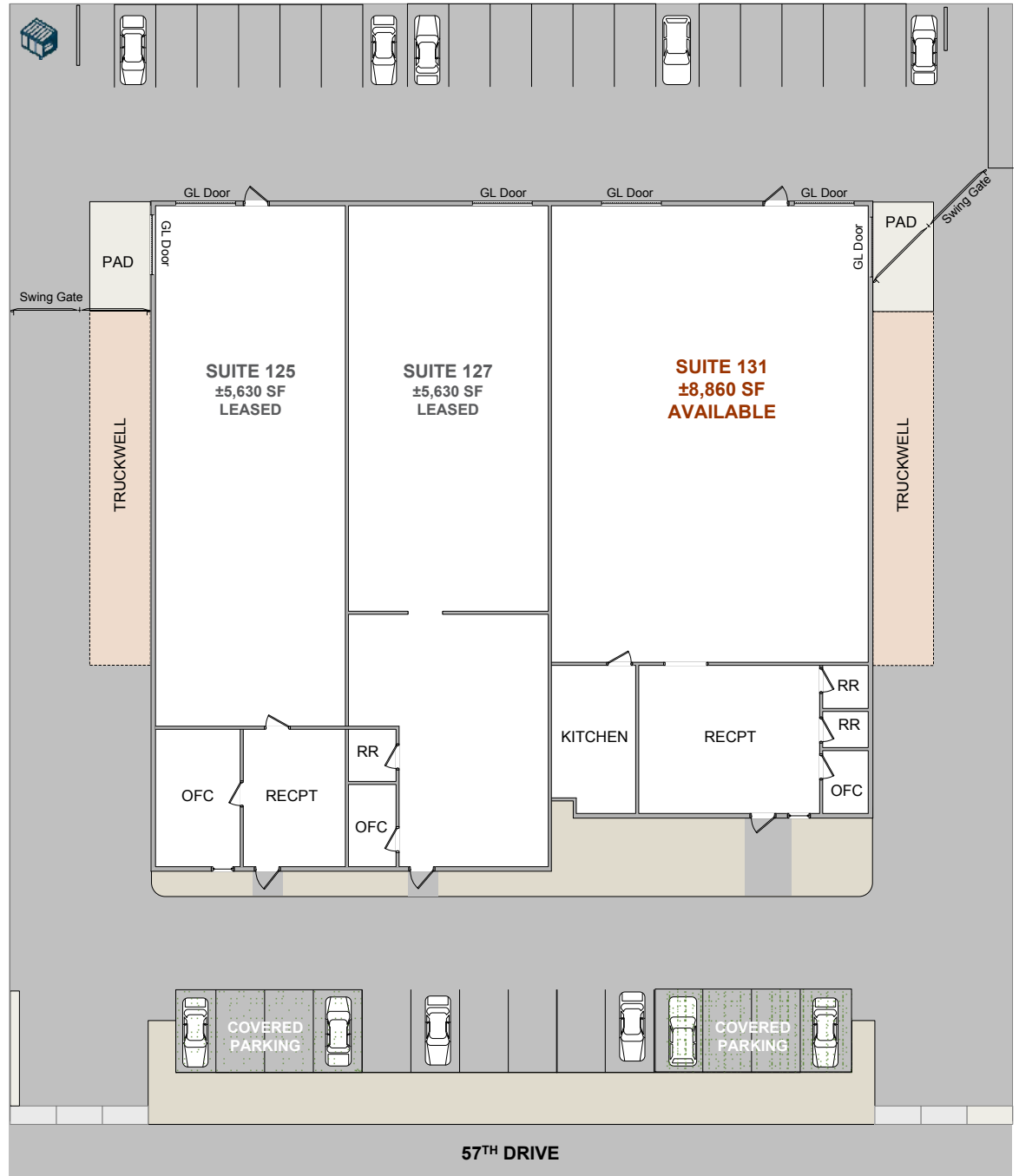
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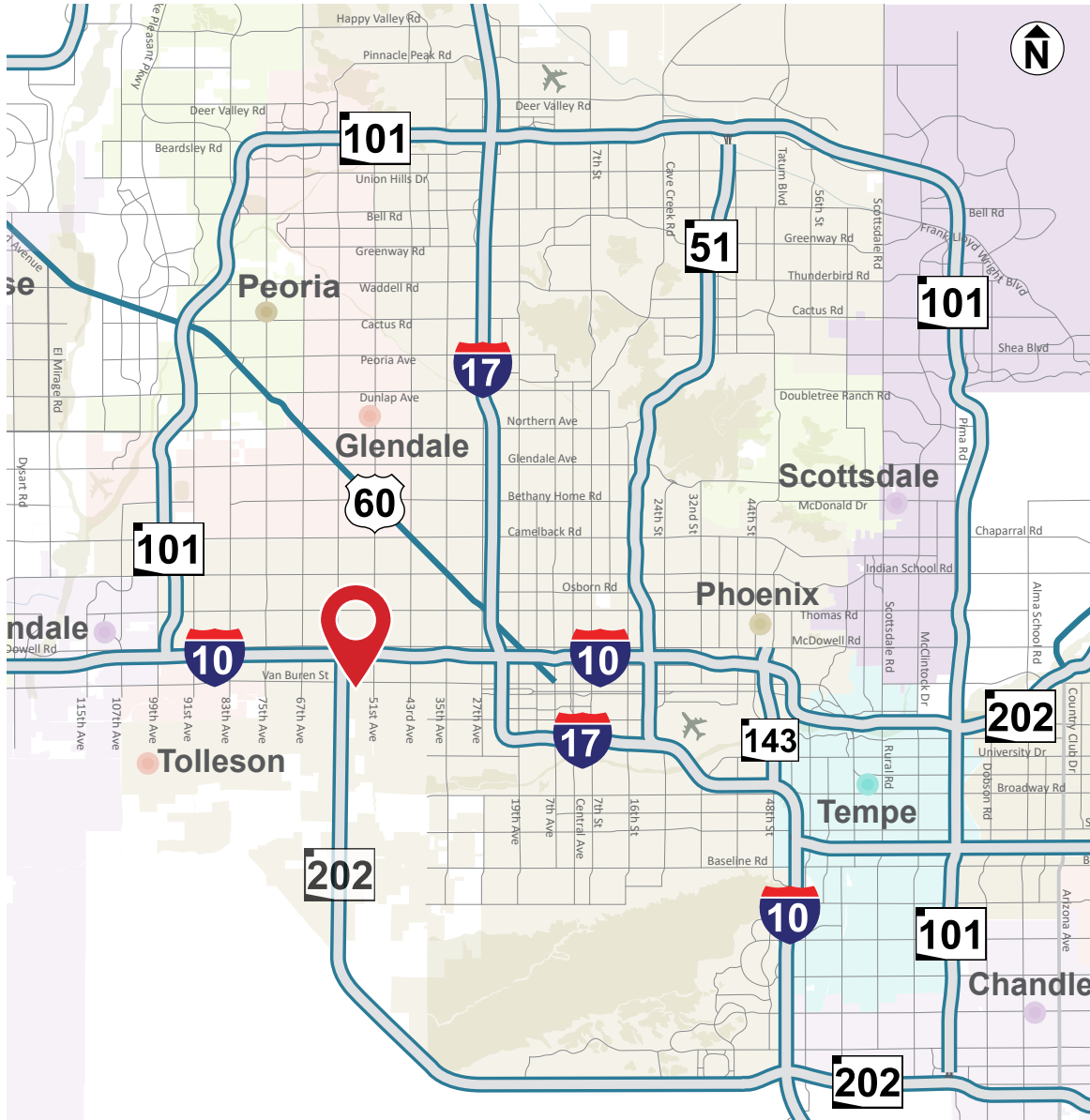
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AMERICA'S LARGEST CITIES

1. New York (Est. 1624)
2. Los Angeles (Est. 1781)
3. Chicago (Est. 1696)
4. Houston (Est. 1836)
5. Phoenix (Est. 1867)

Phoenix is America's fastest-growing City 3 years in a row

Demographics (CoStar 2019)	1 Mi	3 Mi	5 Mi
2019 Total Population:	12,846	97,790	262,616
2024 Population:	13,852	104,394	281,988
2019 Total Households:	4,668	42,281	102,767
HH Growth 2019-2024:	7.69%	6.55%	7.20%
Median Household Inc:	\$72,396	\$53,251	\$58,029
Average Age:	40.00	46.60	41.50
# Employees:	3,728	35,713	81,552



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