

# Single Tenant Industrial

**SHOW ROOM, OFFICE, & EVAP COOLED  
WAREHOUSE WITH FENCED YARD**

4009 N BLACK CANYON HWY, PHOENIX, AZ 85015



**AVAILABLE  
FOR LEASE**

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**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

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# Industrial Warehouse Space with Yard Located off I-17 in Phoenix, AZ

## AVAILABLE FOR LEASE

Secure your space at this highly functional single-tenant industrial property, strategically located at 4009 N Black Canyon Hwy in Phoenix, AZ. The property features a  $\pm 15,440$  SF showroom, office, and evaporative-cooled warehouse designed for versatile operational use. Accompanied by a  $\pm 7,000$  SF securely fenced yard, the site boasts excellent outdoor storage and staging capabilities.

Equipped with two grade-level doors and a 12-foot clear height, this facility provides the essential infrastructure for a wide variety of demanding commercial and industrial operations



## Property Summary

Address	4009 N Black Canyon Hwy Phoenix, AZ 85015
Building Size	$\pm 15,440$ SF
Yard Size	$\pm 7,000$ SF
Zoning	C-3
Loading	(2) Grade Level Doors
Clear Height	12'
Cooling	EVAP
<b>Lease Rate</b>	<b>\$0.85/SF/Mo (Modified Gross)</b>

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.

# Photos



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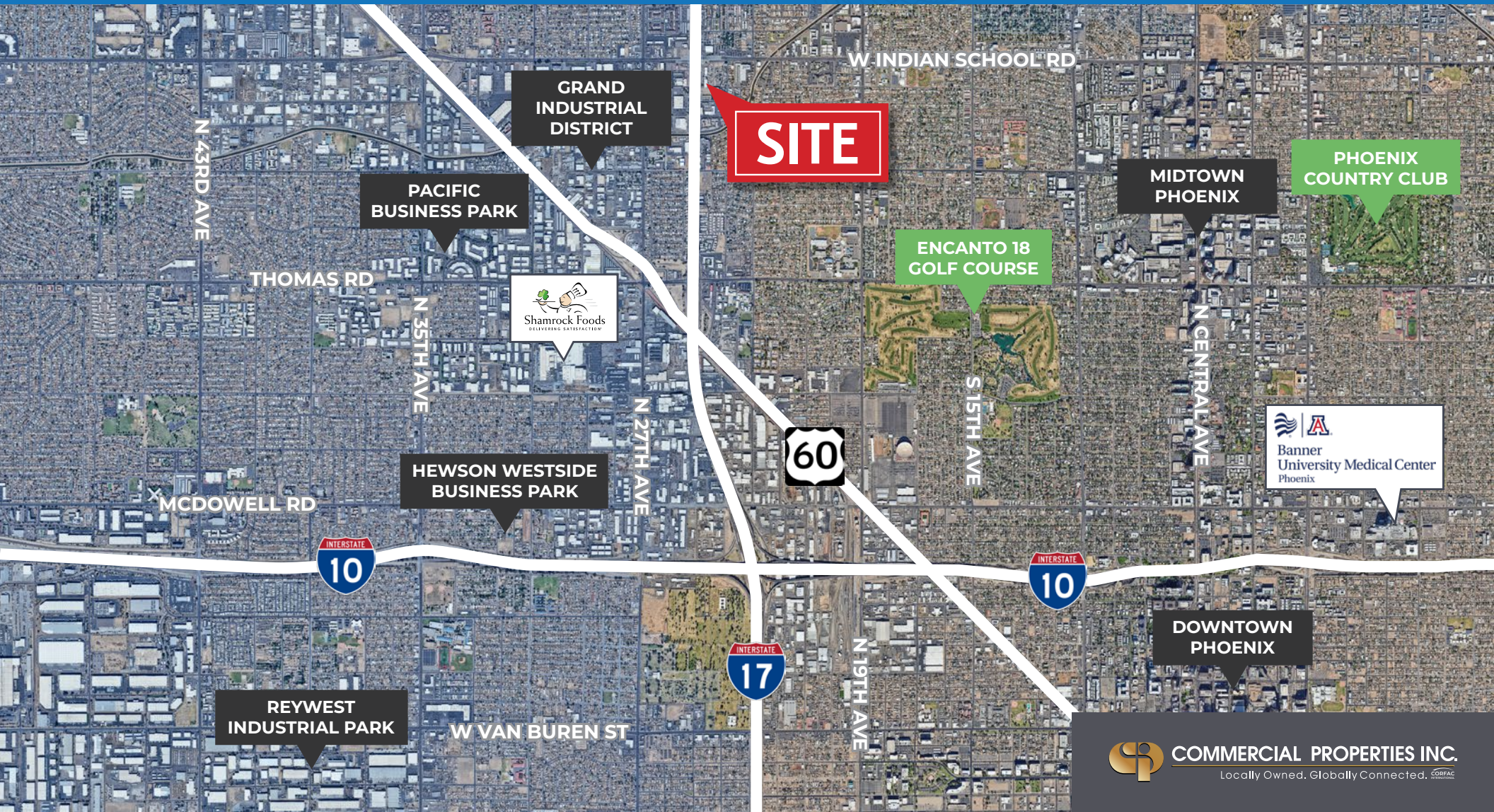
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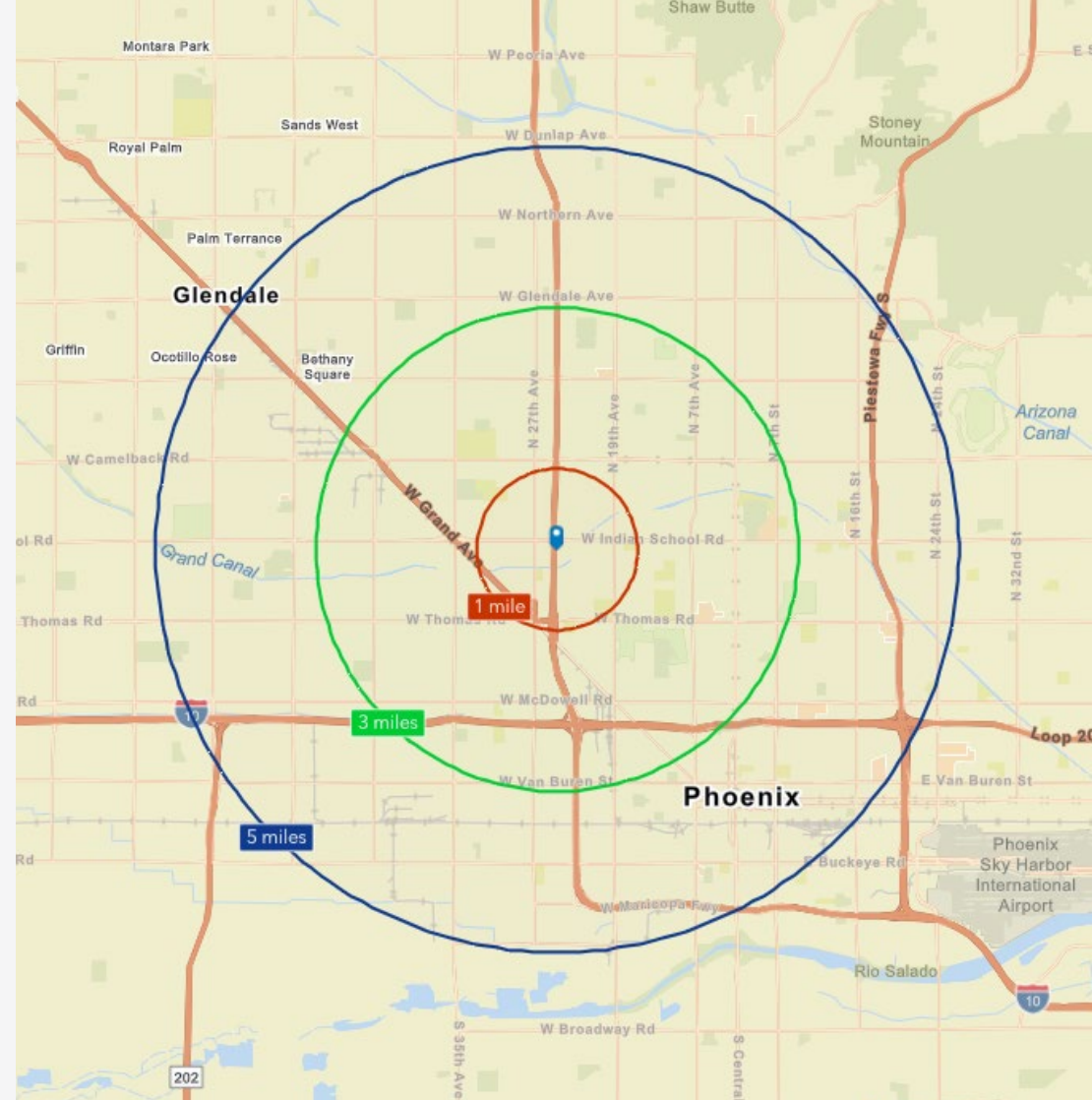
# Access & Distribution

Positioned for optimal distribution and high visibility, this industrial warehouse space is prominently located directly off Interstate 17. This prime location provides outstanding connectivity to the broader Phoenix metropolitan area and major regional transportation routes. Its immediate highway access makes it highly attractive for companies requiring efficient local transit, streamlined logistics, and excellent signage potential along the Black Canyon Highway frontage.



# Demographics

	1 Mile	3 Miles	5 Miles
2025 Population	27,406	190,019	491,194
Annual Growth 2020 - 2025	0.4%	0.6%	0.8%
2025 Households	9,193	66,731	178,644
Median Age	32.4	33.5	34.3
Bachelor's Degree or Higher	14%	21%	23%
Avg HH Income	\$68,419	\$82,320	\$85,029
Total Consumer Spending	\$228.8M	\$1.9B	\$5B
Daytime Employment	7,230	105,884	297,246
Businesses	868	11,845	31,120
Median Home Value	\$336,824	\$367,067	\$381,677



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