

# INDUSTRIAL BUILDING WITH YARD



## FOR LEASE

±9,820 SF INDUSTRIAL

FOR MORE INFORMATION, PLEASE CONTACT US:

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**5601 S 24TH STREET**  
**PHOENIX | AZ**

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±9,820 SF INDUSTRIAL

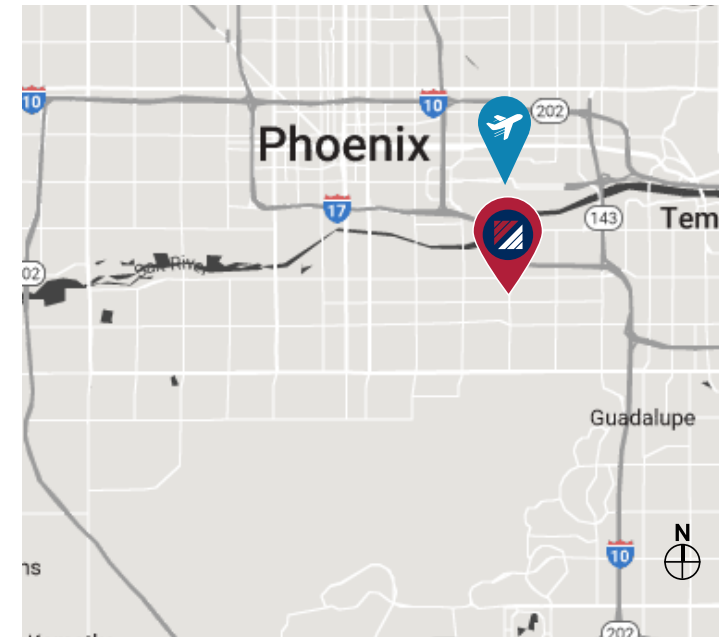
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### PROPERTY FEATURES

- ±9,820 SF
- 10% Office | 90% Warehouse
- Two (2) Restrooms
- 14' Clear Height
- 400 Amps, 120/208V 3-Phase
- Four (4) Grade Level Doors  
(2) 10' x 12' | (2) 20' x 10'
- Zoned IP, Phoenix
- Secured Yard



9,820 SF  
Industrial



Secured  
Yard



IP, Phoenix  
Zoning



Close  
Proximity  
10 Freeway

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PROPERTY AERIALS



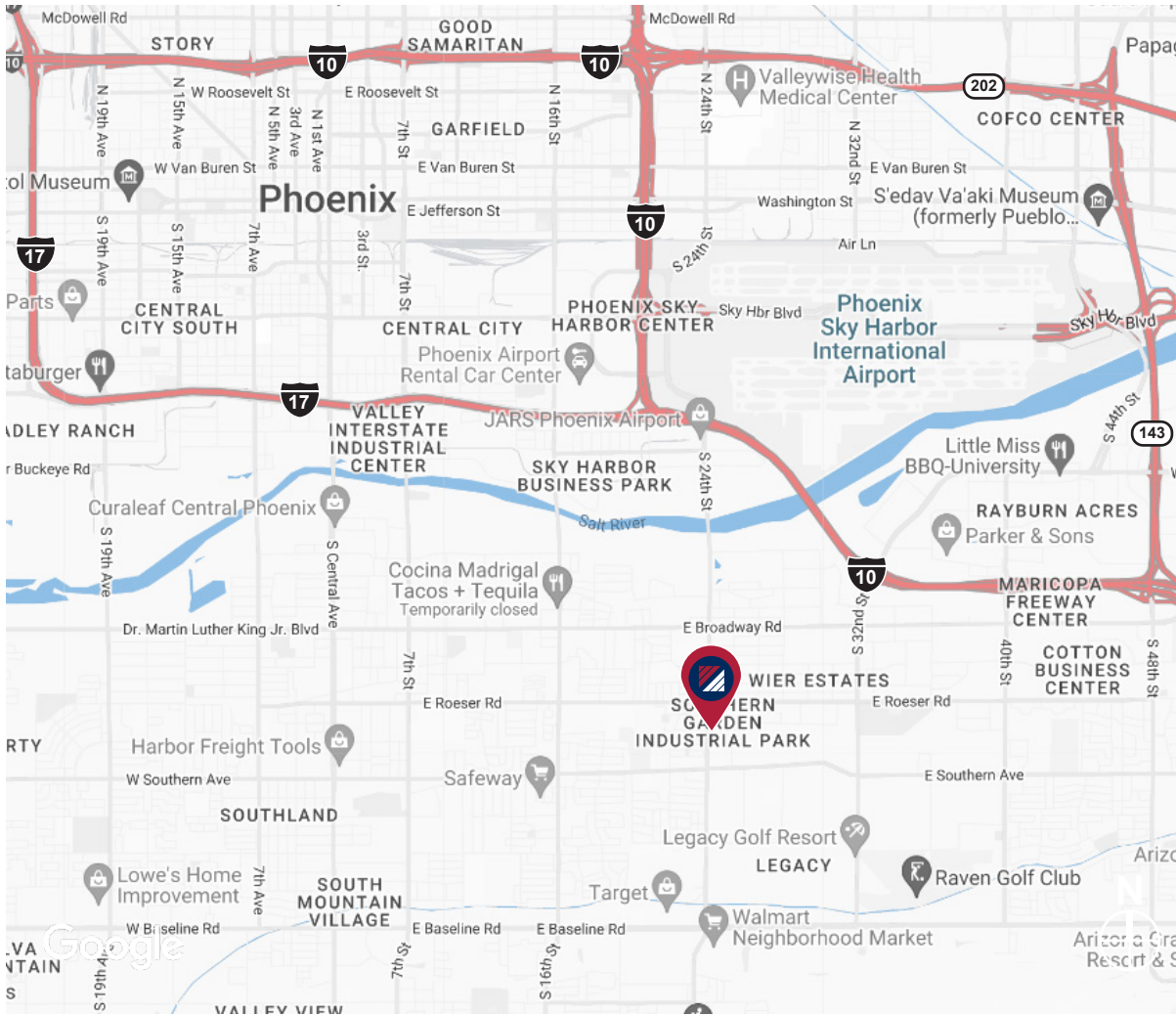
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**AMENITIES & DEMOGRAPHICS**

TRAFFIC COUNTS				
Collection Street	Cross Street	Traffic Volume	Count Year	Dist. from Property
South 24th Street	E Bowker St S	24,641	2022	0.04 mi
S 24th St	E Chambers St S	18,846	2022	0.09 mi
S 21st Pl	E Sunland Ave N	1,282	2022	0.29 mi
East Roeser Road	S 27th St E	5,028	2022	0.30 mi
E Roeser Rd	S 22nd St W	5,122	2022	0.33 mi
S 24th St	E Mobile Ln S	17,504	2022	0.33 mi
E Southern Ave	S 21st Way W	23,973	2022	0.42 mi
East Southern Avenue	E Huntington Dr	24,896	2022	0.48 mi
E Southern Ave	S 28th St E	21,752	2022	0.50 mi

	DEMOGRAPHICS		
	3 Mile	5 Miles	10 Miles
2010 Population	73,785	216,038	939,609
2023 Population	86,380	248,276	1,062,459
2028 Population Projection	87,937	252,095	1,076,183
2010 Households	22,807	72,062	354,042
2023 Households	26,589	83,985	401,362
2028 Household Projection	27,055	85,449	406,764
Total Specified Consumer Spending (\$)	\$797.4M	\$2.3B	\$12.2B
Avg Household Income	\$72,773	\$70,096	\$85,657
Median Household Income	\$55,371	\$52,145	\$61,779

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