



FOR SUBLEASE

Heavy Equipment Facility with Yard

9440 N 75TH AVENUE
PEORIA, AZ 85345

30-DAY BROKER BONUS: \$10,000*

Availability

Immediate
Expires 2/28/2027

Asking Rate

\$0.73 NNN PSF/month

Available Size

±15,000 SF Total
±12,000 SF Footprint
±3,000 SF Mezzanine

Power

800 Amps | 240V | 3-Phase

Clear Ceiling Height

±18'

Drive-ins

4 Oversized Grade-Level Doors

Column Spacing

40' x 20'

Lot Size

1.18 AC

Zoning

I-1 (Light Industrial – City of Peoria)

Comments:

- Natural Gas
- Fully Sprinklered
- Ample Parking
- Secure Yard
- Masonry Construction with Frontage on 75th Avenue
- Canopies on North & South Sides of Building

For information, please contact:

Chase Gabriel

Associate

t 602-952-3856
chase.gabriel@nrmk.com

Steve Korfiatis

Managing Director

t 908-295-9261
steve.korfiatis@nrmk.com

Dylan Tusinac

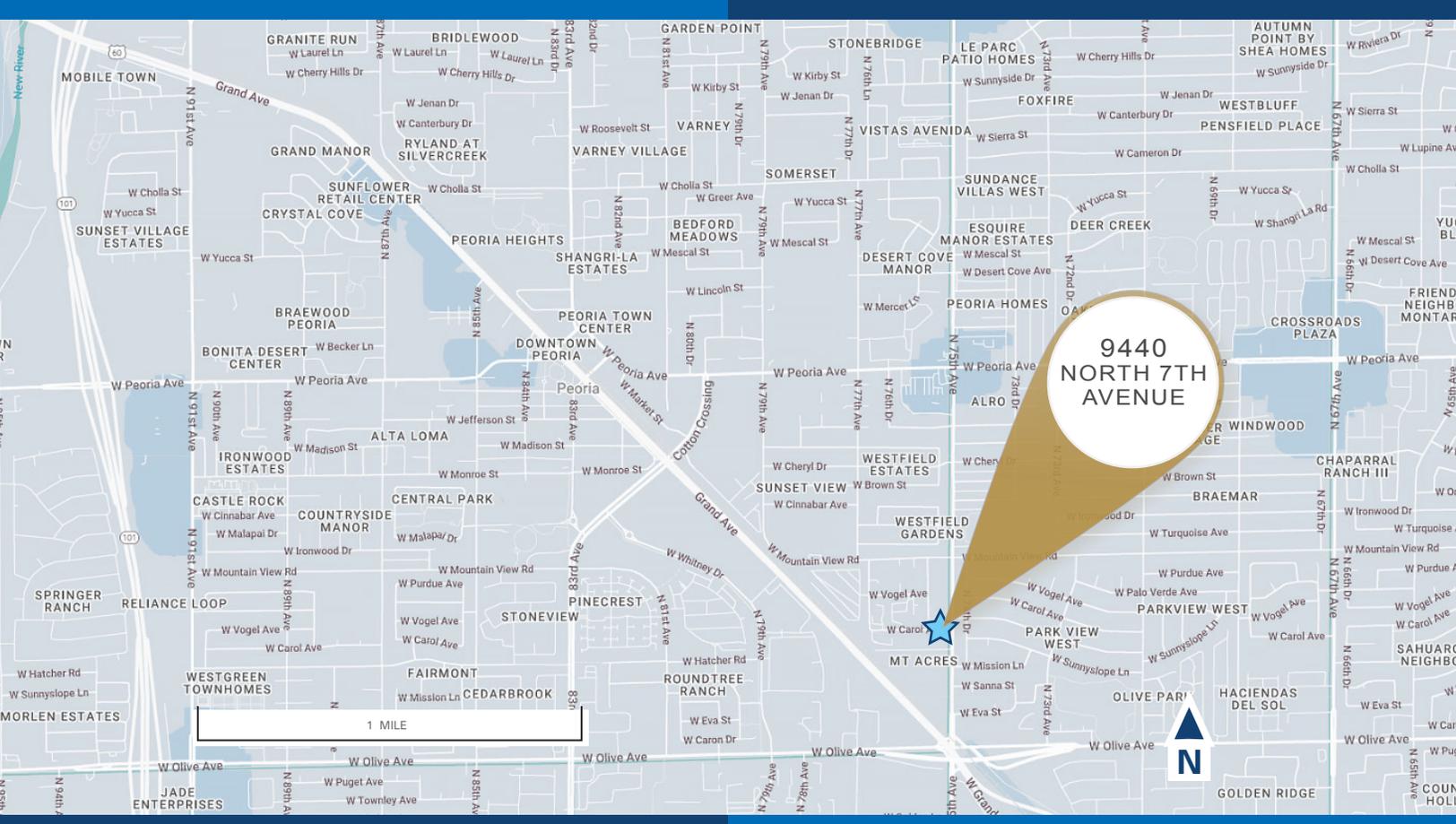
Associate Director

t 908-655-5432
dylan.tusinac@nrmk.com

nrmk.com

NEWMARK

*The Broker Bonus is valid for 30 days and will expire on March 5, 2026. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or



Phoenix Intermodal Rail Facility -BNSF	7.2 mi
Phoenix Central Industrial District/Route I-17 @ I-10	10.1 mi
Phoenix Sky Harbor International Airport	18.2 mi



For information, please contact:

Chase Gabriel
Associate
t 602-952-3856
chase.gabriel@nrmk.com

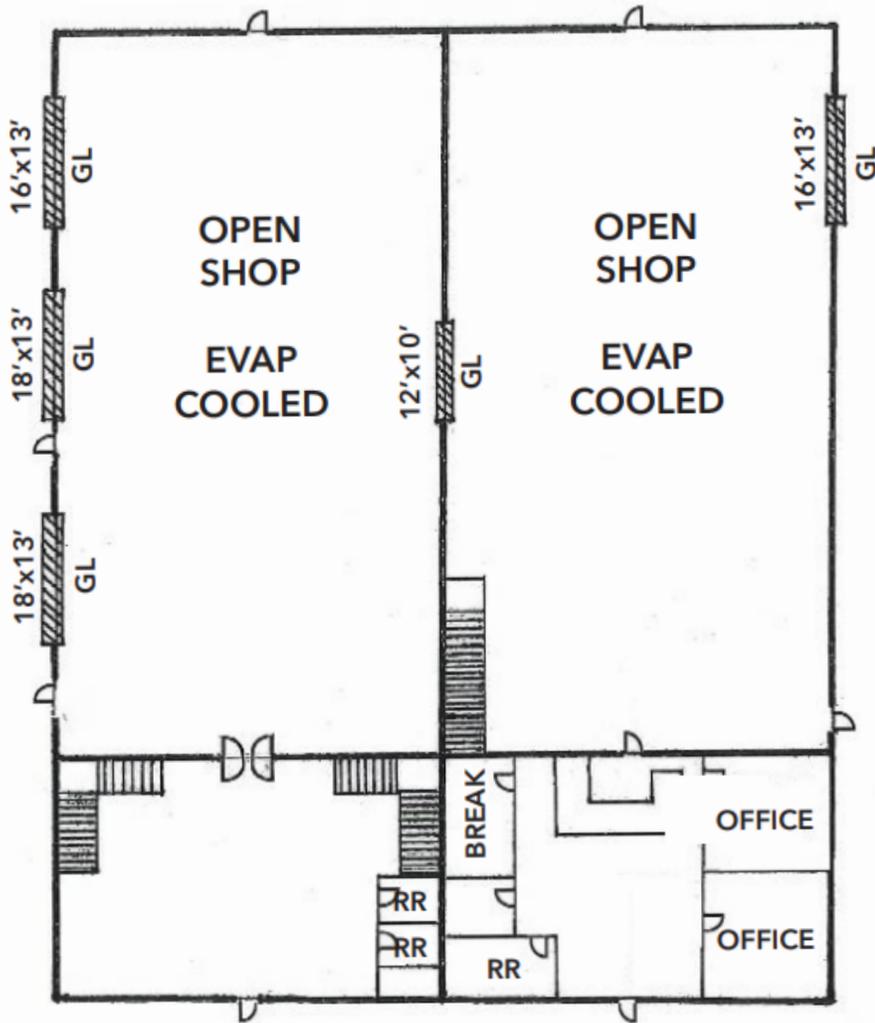
Steve Korfiatis
Managing Director
t 908-295-9261
steve.korfiatis@nrmk.com

Dylan Tusinac
Associate Director
t 908-655-5432
dylan.tusinac@nrmk.com

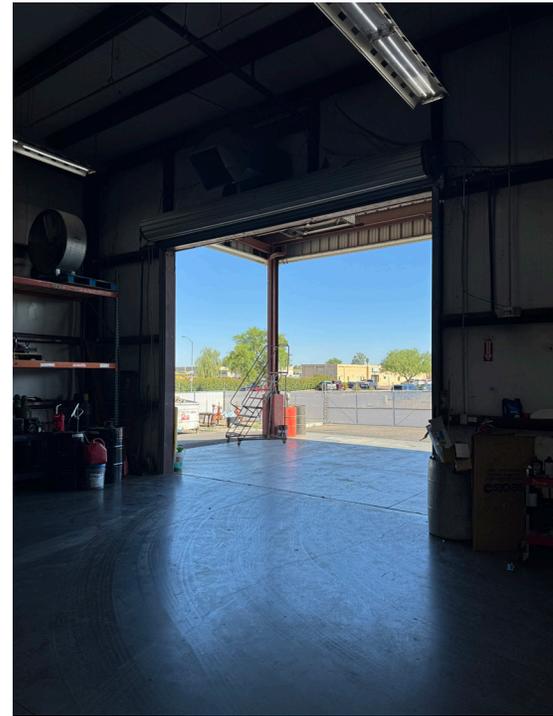
nrmk.com

NEWMARK

*The Broker Bonus is valid for 30 days and will expire on March 5, 2026. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or



Floor Plan - ±15,000 SF Total



For information, please contact:

Chase Gabriel

Associate

t 602-952-3856

chase.gabriel@nrmk.com

Steve Korfiatis

Managing Director

t 908-295-9261

steve.korfiatis@nrmk.com

Dylan Tusinac

Associate Director

t 908-655-5432

dylan.tusinac@nrmk.com

nrmk.com



*The Broker Bonus is valid for 30 days and will expire on March 5, 2026. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or