



5824 S 25th St | Phoenix, AZ 85040

CONTRACTOR OFFICE WITH YARD AVAILABLE FOR LEASE

±3,000 SF Office with ±600 SF Storage Building | ±20,000 SF Fenced Yard

For More Information, Please Contact:

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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.

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COMMERCIAL PROPERTIES INC.

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TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com



PROPERTY SUMMARY

Address	5824 S 25th St Phoenix, AZ 85040
Building Size	$\pm 3,600$ SF (3,000 SF Office + 600 SF Storage Bldg)
Lot Size	$\pm 25,000$ SF
Lease Rate	\$7,000/Month (Modified Gross)
Year Built	1985
Zoning	IP
Tenancy	Single-Tenant
Gated Contractor Yard	Large & Efficient
Covered Parking	20+ Covered Stalls

CONTRACTOR OFFICE WITH YARD

Located in the Southern Gardens Commerce Park in Phoenix, this freestanding building is ideally suited for contractors, distribution, or service-based businesses. The site features a $\pm 3,000$ SF main office building and a separate ± 600 SF storage building, offering a rare combination of extensive administrative space and functional storage.

The office building's interior layout features a welcoming Reception area, 7 private offices, a large Training Room, a Break Room, an open area with 3 cubes, and 3 restrooms.

Its prime location in the Sky Harbor Airport submarket provides unmatched logistical advantages for servicing the entire Valley

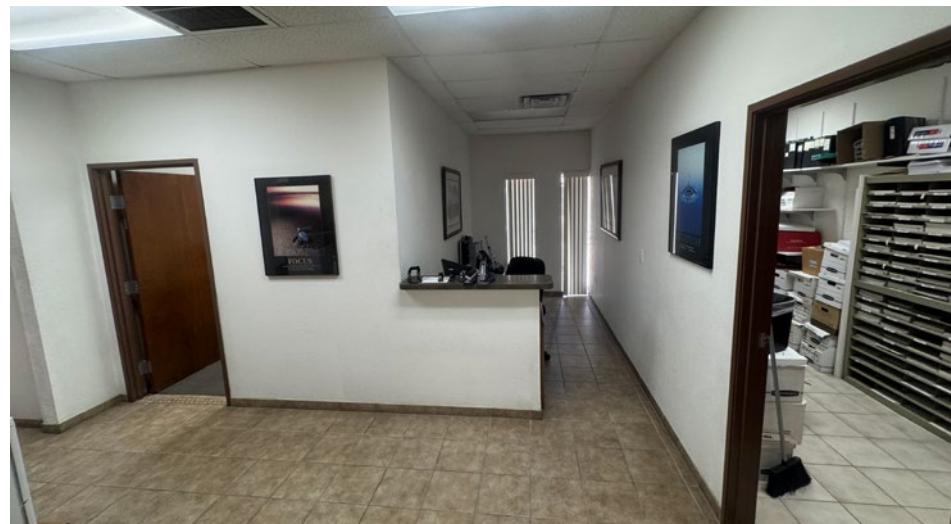
Additional Highlights:

- Large, Fenced, and Secured Yard
- Immediate Proximity to Sky Harbor International Airport
- Quick Access to I-10 and I-17 Freeways
- Building Signage Opportunity



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INTERIOR PHOTOS



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EXTERIOR PHOTOS



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