



 **Aerial Video**



**INDUSTRIAL  
FLEX**



**BUILDING & WINDOW  
SIGNAGE**



**3,105 SF**



**SINGLE  
TENANT**

# OLIVE AVENUE BUSINESS PARK

9299 W OLIVE AVE | SUITE 306 | PEORIA, AZ 85345

Phill Tomlinson  
D 480.522.2800  
M 480.330.8897  
ptomlinson@cpiaz.com



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

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](http://www.cpiaz.com)



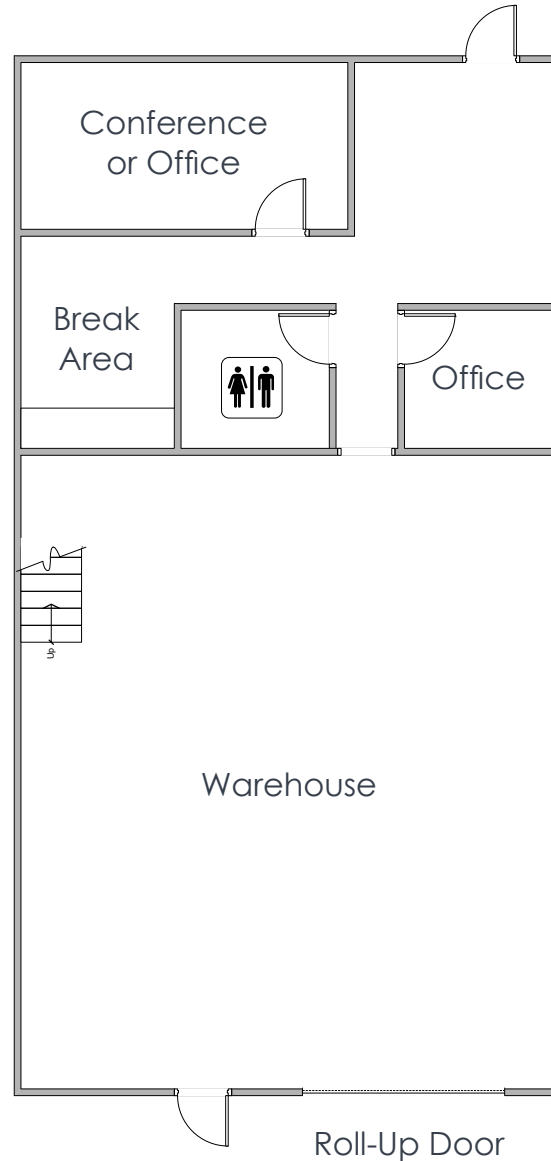
## Available For Lease

Address	9299 W Olive Ave Suite 306 Peoria, AZ 85345
Suite Size	±3,105 SF
Year Built	2006
Zoning	BPI, City of Peoria
Frontage	Loop 101
Build Out	Industrial Flex
Parking	2.5/1,000 RSF
Clear Height	22'
Power	277/480 V   200 A   3 Ph

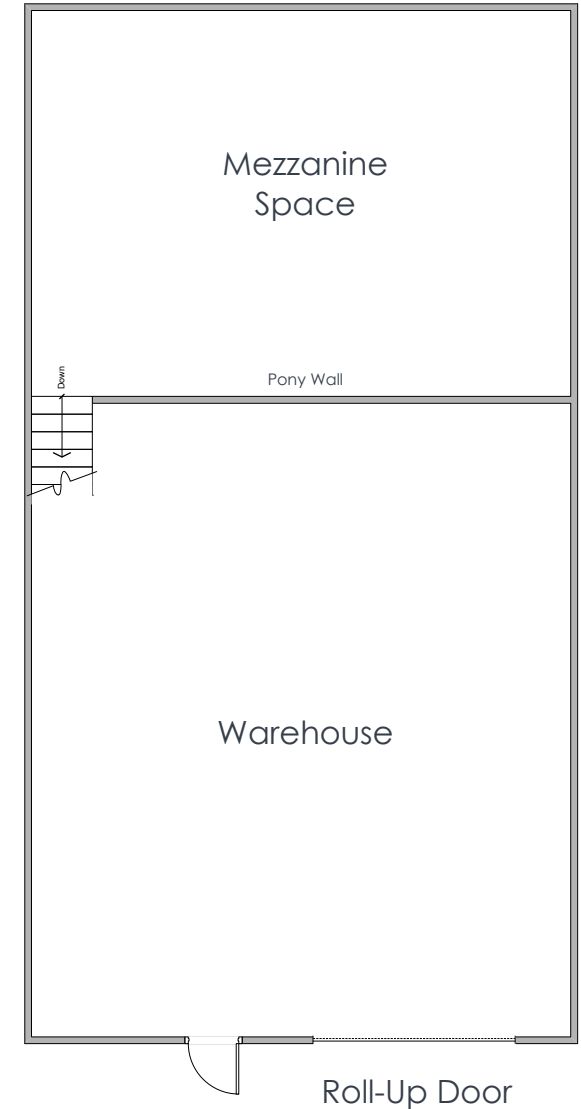
**Lease Rate: \$16.00 NNN**



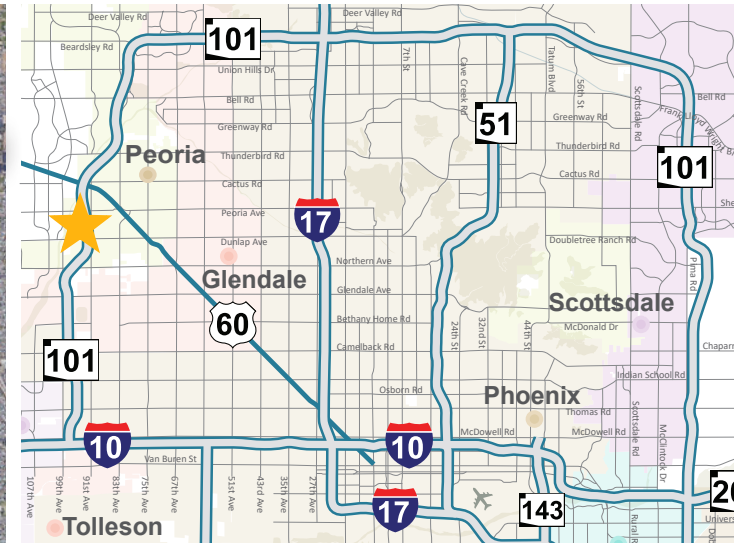
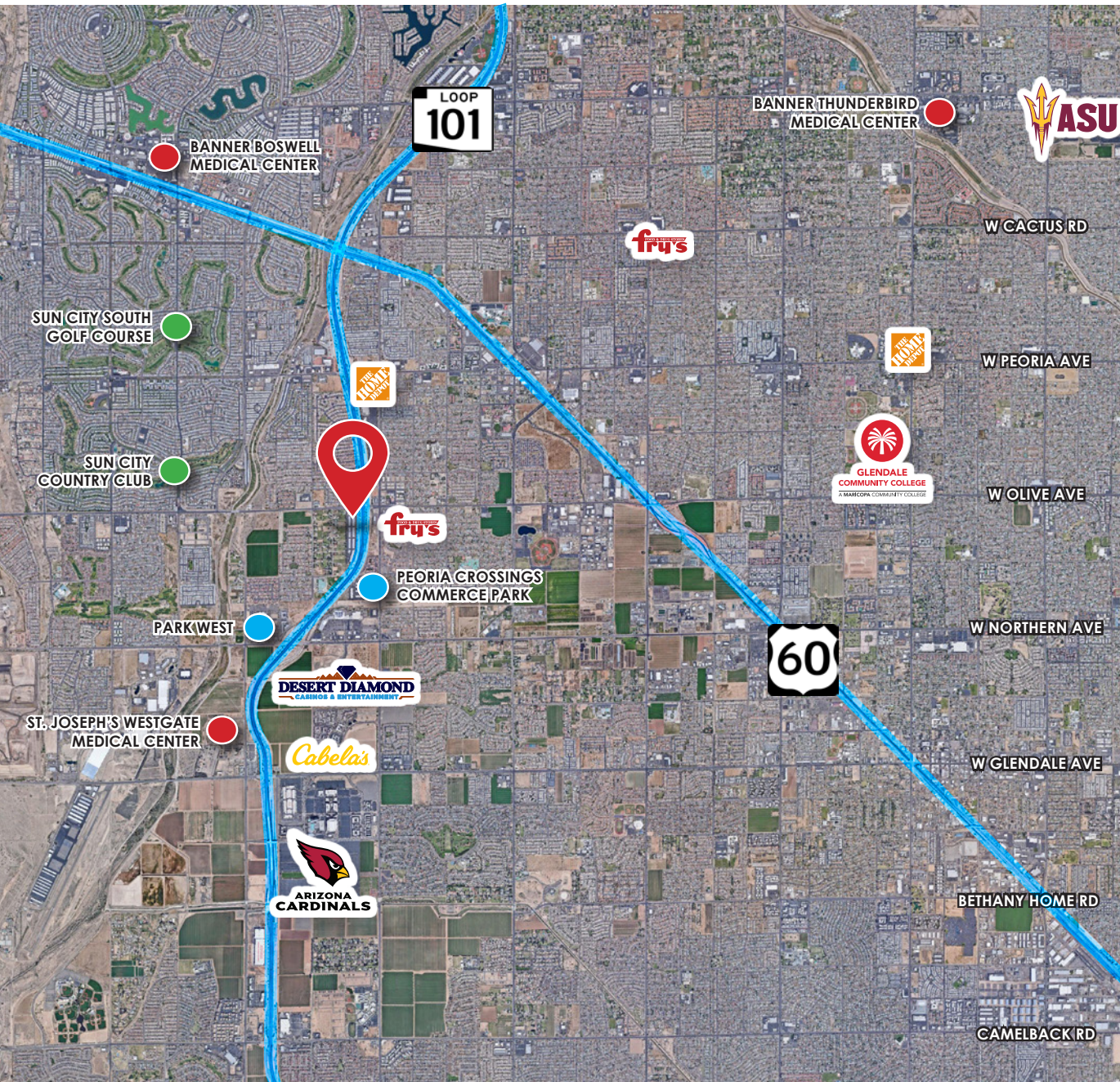
### First Floor



### Second Floor







## DEMOGRAPHICS

3 miles

Population  
**98,694**

Households  
**38,008**

Median Household Income  
**\$54,004**

Median Age  
**39.8**

Total Businesses  
**2,083**

Total Employees  
**28,280**

Bachelor's/Grad/Prof Degree  
**21%**



Interior Photos





