



EVAP COOLED WAREHOUSE SPACE

UP TO ±9,175 SF AVAILABLE

12455 N 92ND DR | PEORIA, AZ 85381

INDUSTRIAL SPACE AVAILABLE

FOR LEASE

MURRAY CLARKSON

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mclarkson@cpiaz.com

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. 05 13 25



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Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

INDUSTRIAL

AVAILABLE FOR LEASE

ADDRESS

12455 N 92nd Dr
Peoria, AZ 85381

PROJECT TYPE

Industrial

BUILDING SIZE

±13,710 SF

YEAR BUILT

2005

ZONING

I-1

POWER

400 Amps, 3-Phase
(per suite)

CLEAR HEIGHT

17' 6"

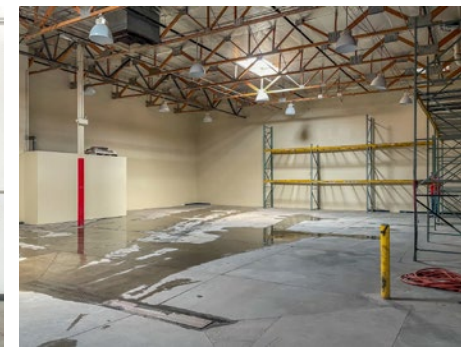
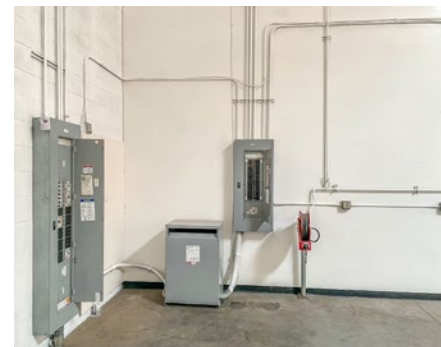
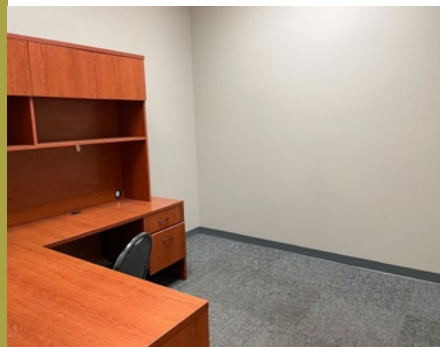
COOLING

EVAP Cooled WH

FRONTAGE

N 92nd Dr

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SUITES 107 & 109 | SUITES CONTIGUOUS UP TO ±9,175 SF

SUITE 107 | ±2,375 SF | \$20.00 NNN

- Reception, 3 Offices, Break Room, Restroom
- 1 (12' x 14') Grade Level Door

SUITE 109 | ±6,800 SF | \$16.80 NNN

- Reception, 11 Offices, Break Room, Restroom
- 1 (12' x 14') Grade Level Door



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LOCATION OVERVIEW

The industrial property at 12455 N 92nd Dr offers a strategic location within Peoria's well-established and highly sought-after industrial corridor. This area is known for its concentration of distribution, manufacturing, and light industrial users, creating a robust and synergistic business environment.

Key Location Advantages:

- **Exceptional Freeway Access:** Positioned just moments from the Loop 101 Agua Fria Freeway, the property provides outstanding logistical advantages. This immediate connectivity facilitates efficient transportation across the Phoenix metropolitan area, streamlining supply chains and easing commutes
- **Strategic Industrial Positioning:** Located within a key industrial hub off major arterial roads like Peoria Avenue, the site offers convenient ingress and egress for trucking and employee access. Its placement ensures smooth operations for businesses reliant on efficient movement of goods and personnel.
- **Proximity to Workforce & Amenities:** The surrounding Peoria area boasts a significant and skilled labor pool, crucial for industrial operations. Furthermore, nearby commercial developments along major routes like Bell Road and Olive Avenue provide convenient access to restaurants, retail, and essential services for employees
- **Strong Business Ecosystem:** Being situated amongst a diverse range of established industrial and commercial businesses fosters potential synergies with suppliers, service providers, and related industries, contributing to a productive operational environment.

