



FOR SUBLEASE

Heavy Equipment Facility with Yard

9440 N 75TH AVENUE
PEORIA, AZ 85345

Availability

Immediate
Expires 2/28/2027

Asking Rate

\$0.95 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

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Steve Korfiatis

Managing Director

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Dylan Tusinac

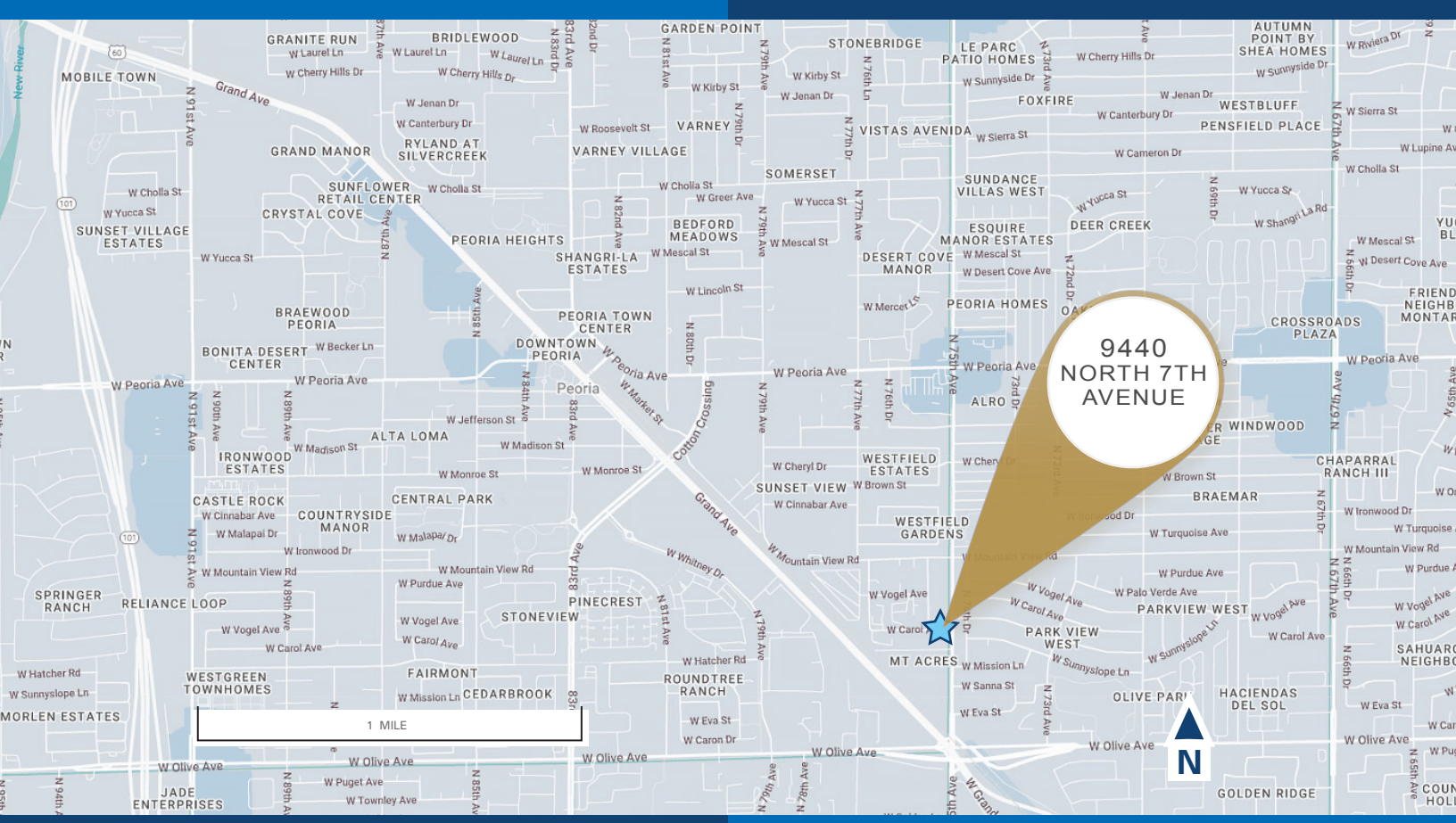
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Phoenix Intermodal Rail Facility -BNSF	7.2 mi
Phoenix Central Industrial District/Route I-17 @ I-10	10.1 mi
Phoenix Sky Harbor International Airport	18.2 mi



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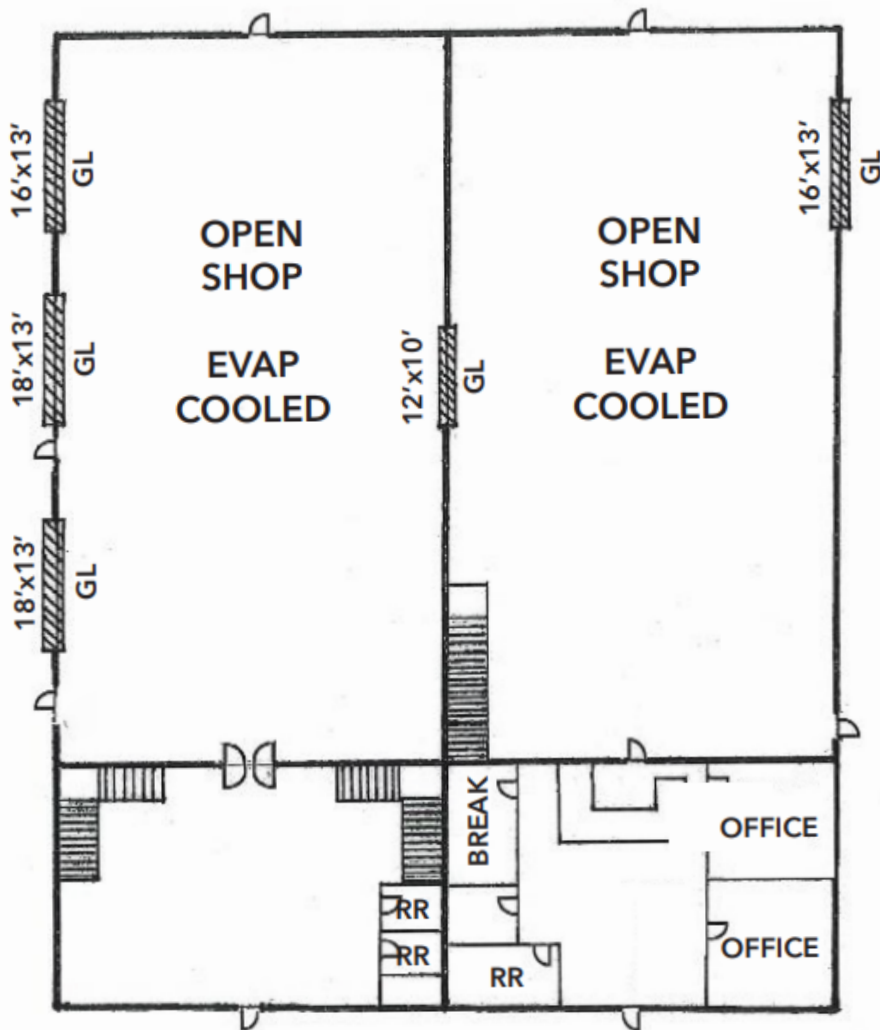
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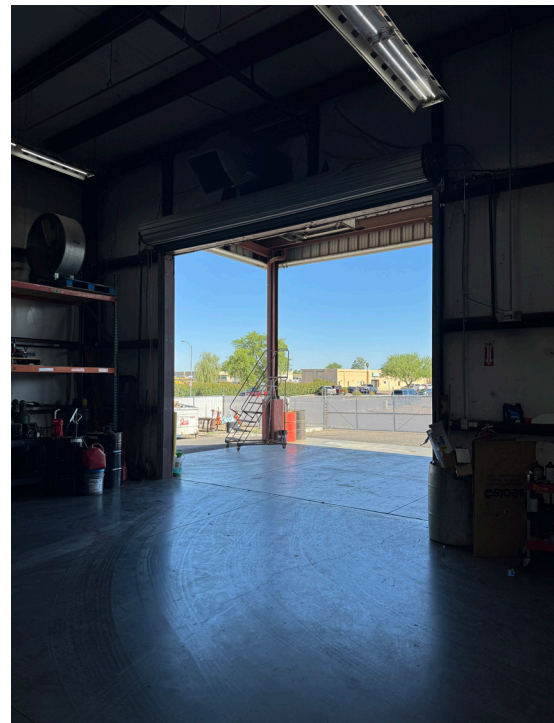
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Floor Plan - ±15,000 SF Total



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