

PHOENIX INDUSTRIAL
WAREHOUSE

FOR
LEASE

5801 S 24TH STREET
PHOENIX, AZ 85040

LEVROSE
COMMERCIAL REAL ESTATE



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5801 S 24TH ST | PHOENIX, AZ

PROPERTY DETAILS

| | |
|-----------------|------------------------------------------------------------------------------|
| LISTING ADDRESS | 5801 S 24TH STREET PHOENIX, AZ 85040 |
| LEASE RATE | \$1.30/SF NNN EST. PROPERTY TAXES & PROPERTY INSURANCE: \$0.20 MONTHLY |
| BUILDING SIZE | ±11,605 SF |
| LOT SIZE | ±34,350 SF (0.79 AC) |
| ZONING | INDUSTRIAL PARK 📍 |
| PARCEL | 122-53-026A |



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PROPERTY HIGHLIGHTS

- Construction Year: 2003
- Clear Height: 23'
- Power: 800A 277/480V, 3-Phase
- LED lighting
- Loading: Three (3) grade level doors (automatic)
- One (1) truckwell
- Warehouse block and loading doors are fully insulated with spray foam
- Fire sprinklers
- Minimal Office (±15%): 3 offices, 1 reception, 1 kitchenette, 2 restrooms
- Secured/fenced yard with automatic gate
- Warehouse racking
- Skylights in warehouse
- Fresh interior and exterior paint

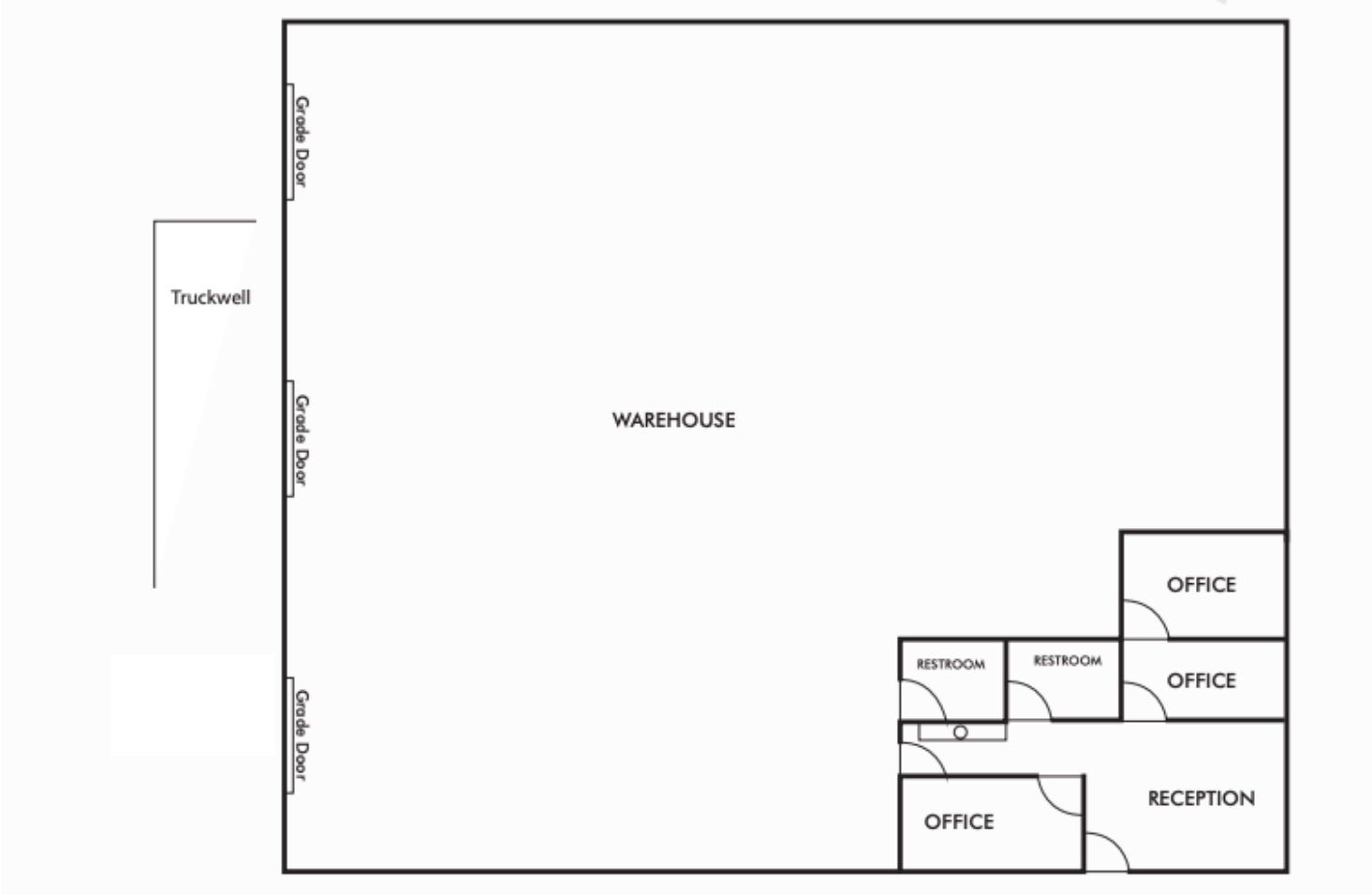




PROPERTY PHOTOS

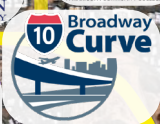


FLOORPLAN

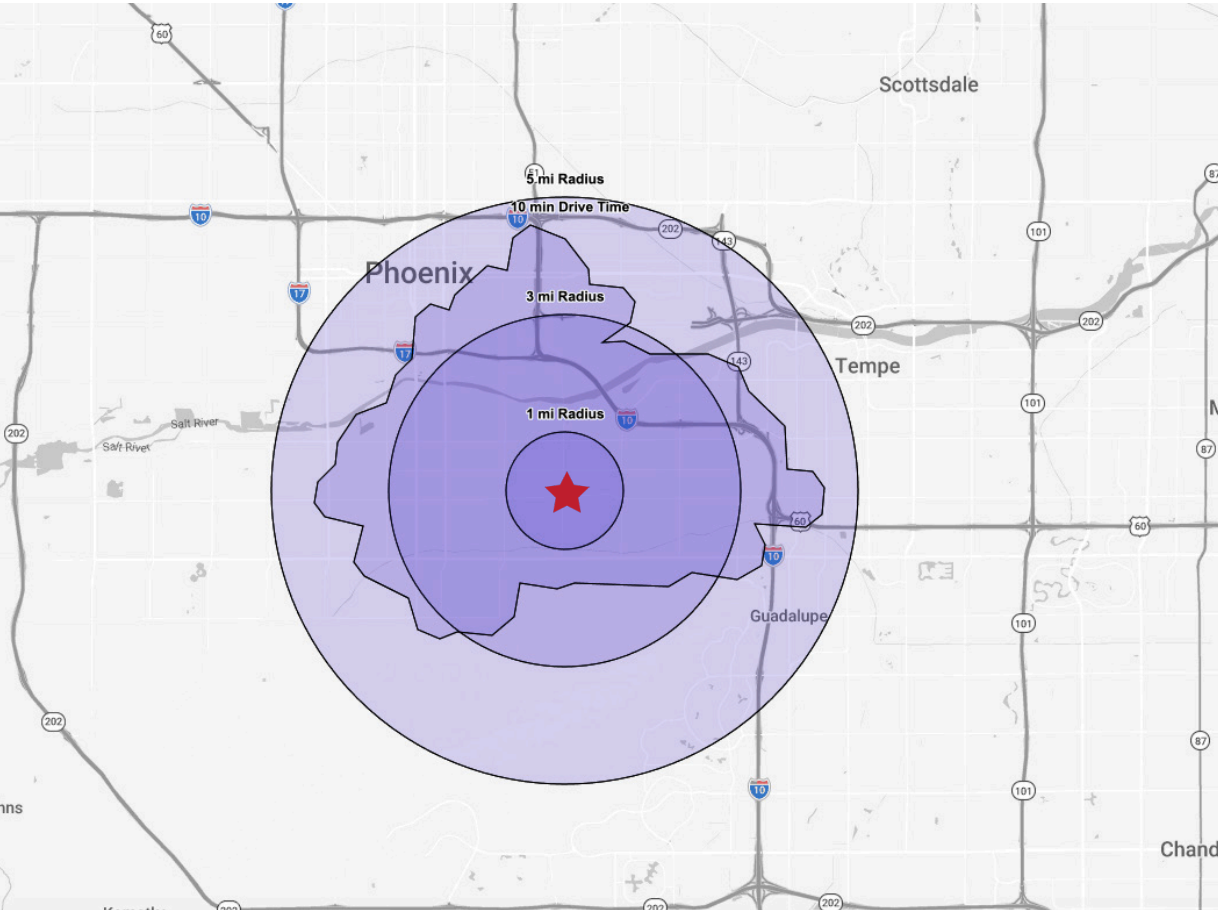


PHX

PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT



DEMOGRAPHICS



*2025 Statistics from Costar.com

POPULATION

| YEAR | 1 MILE | 3 MILES | 5 MILES |
|------|--------|---------|---------|
| 2025 | 16,970 | 87,369 | 245,387 |
| 2030 | 17,504 | 90,856 | 255,749 |

HOUSEHOLDS

| YEAR | 1 MILE | 3 MILES | 5 MILES |
|------|--------|---------|---------|
| 2025 | 5,410 | 28,287 | 85,540 |
| 2030 | 5,578 | 29,433 | 89,282 |

AVERAGE INCOME

| YEAR | 1 MILE | 3 MILES | 5 MILES |
|------|----------|----------|----------|
| 2025 | \$81,361 | \$96,137 | \$90,924 |

MEDIAN INCOME

| YEAR | 1 MILE | 3 MILES | 5 MILES |
|------|----------|----------|----------|
| 2025 | \$62,962 | \$72,131 | \$68,253 |

EMPLOYEES

| YEAR | 1 MILE | 3 MILES | 5 MILES |
|------|--------|---------|---------|
| 2025 | 3,578 | 58,498 | 197,829 |

BUSINESSES

| YEAR | 1 MILE | 3 MILES | 5 MILES |
|------|--------|---------|---------|
| 2025 | 298 | 3,808 | 13,908 |

PHOENIX CITY OVERVIEW

GROWING POPULATION

The City of Phoenix a fast-paced and dynamic city with a welcoming attitude towards its residents and businesses. Phoenix is the 5th largest city in the United States, and currently houses more 1.6M residents with the median age being 34 years old. The population grew 11.2% in between 2010-2020, and the city is still seeing businesses and families alike relocating to the city. Phoenix has plenty to offer its residents and visitors, including more than 185 golf courses, 10 luxurious resorts, the finest dining in the state, and more than 50 miles of hiking, biking, and horseback riding trails.

BUSINESS IN PHOENIX

There are currently close to 50,000 businesses in Phoenix and over 750,000 employees. Entertainment, travel, and apparel are the most popular business sectors residents spend their income on. Phoenix is home to corporate headquarters of five Fortune 500 companies: Avnet, Freeport-McMoRan, Republic Services, Magellan Health and Sprouts Farmers Market (2021).



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