



# ESTRELLA GIN BUSINESS PARK

NEC W EDISON RD & N ESTRELLA PARKWAY |  
MARICOPA, AZ 85139

**NOW PRE-LEASING**

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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FOR MORE INFORMATION PLEASE CONTACT:

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**COMMERCIAL PROPERTIES INC.**

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SCOTTSDALE: 8767 E Via de Comercio, Suite 101, Scottsdale, AZ 85258 | www.cplaz.com

# ESTRELLA GIN BUSINESS PARK

# PRELEASING NOW

## PROPERTY FEATURES

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<b>Address</b>	NEC W Edison Rd & N Estrella Parkway
<b>Property Size</b>	±84,000 SF
<b>Est. Completion</b>	2026
<b>Parcel</b>	510-17-024
<b>Frontage</b>	W Edison Rd & N Estrella Pkwy



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# AVAILABLE FOR PRELEASING

## Flex Spaces

Building 1	±12,000 SF (Divisible to ±2,000 SF)	Available to Pre-Lease
Building 2	±12,000 SF (Divisible to ±2,000 SF)	Available to Pre-Lease
Building 3	±12,000 SF (Divisible to ±2,000 SF)	Available to Pre-Lease
Building 4	±12,000 SF (Divisible to ±2,000 SF)	Available to Pre-Lease
Building 5	±12,000 SF (Divisible to ±2,000 SF)	Available to Pre-Lease
Building 6	±12,000 SF (Divisible to ±2,000 SF)	Available to Pre-Lease

## Retail/Flex Spaces

Building 1	±12,000 SF (Divisible to ±2,000 SF)	Available to Pre-Lease
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# SITE MAP



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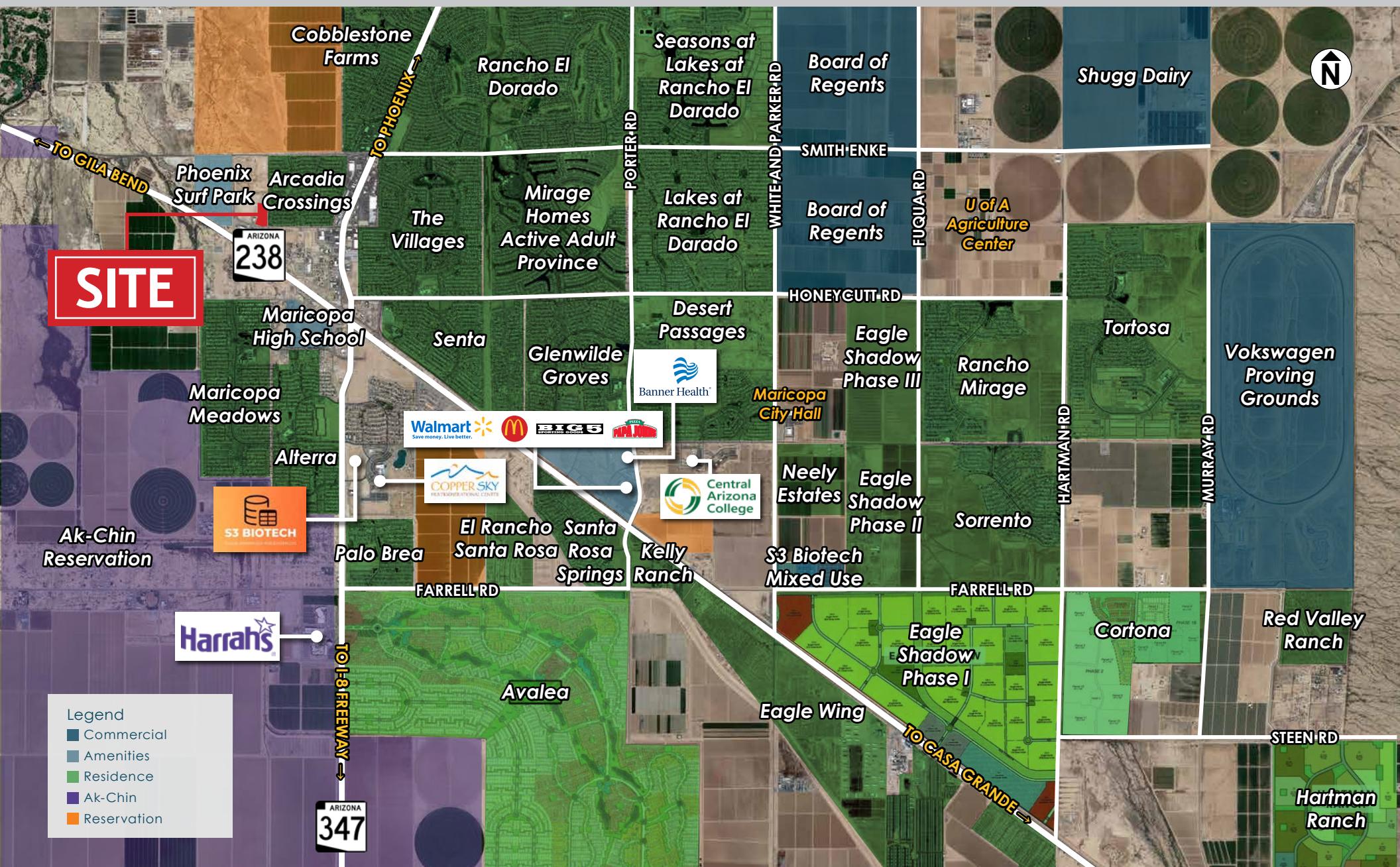


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# AREA MAP



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# DEMOGRAPHICS

