



PRIME FLEX / INDUSTRIAL SPACE FOR LEASE
18,919 SF AVAILABLE

CONTACT

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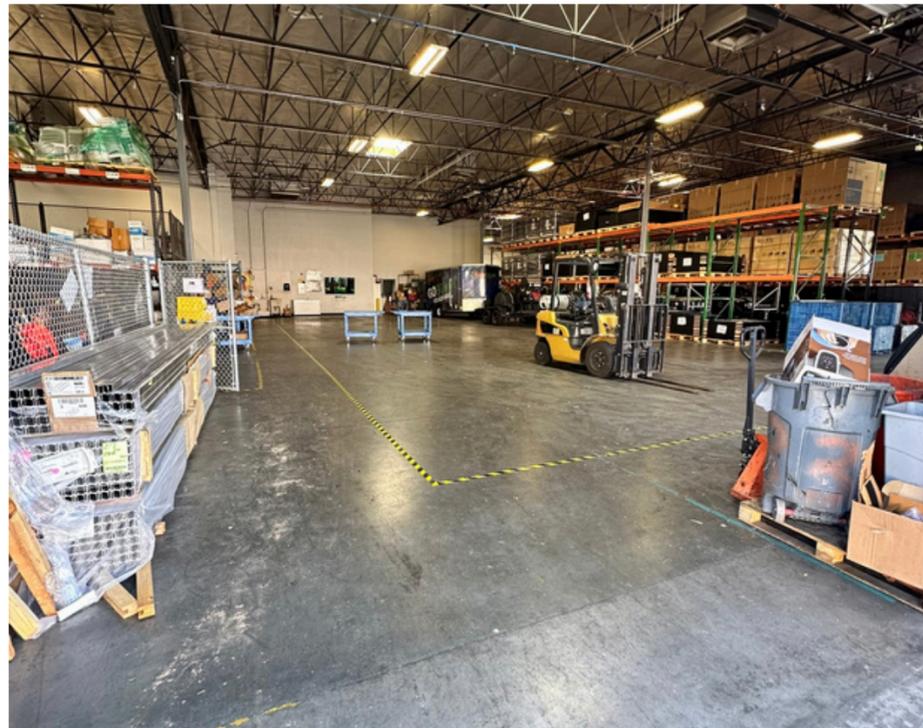
Property Overview

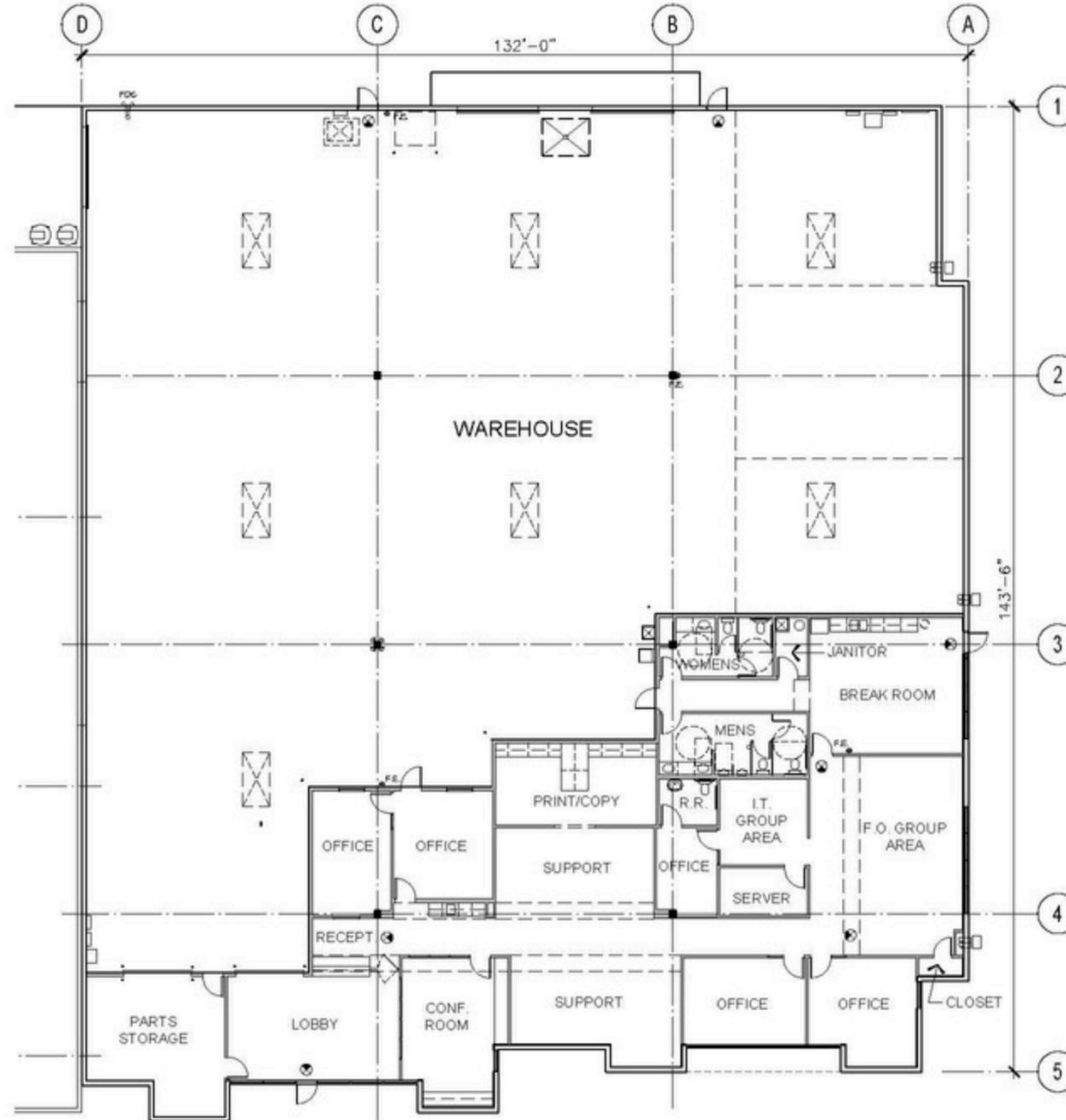
Located within the Empire Business Center at the corner of W. Cactus Road and 89th street, this property offers a first-class business park setting with direct access to Loop 101 and U.S. 60. The space is well-suited for warehouse, office, retail, or showroom use, providing flexibility to accommodate a variety of business operations.

Building & Location Highlights:

- Size: 18,919 SF
- Year Built: 2008
- Possession: June 1, 2026
- Clear Hight: 18'
- Grade Level Doors: 3
- Loading Docks: 3
- Office Area: 5,537 SF
- Power: 800A, 480/277 Volt, 3-Phase
- Sprinklered: Yes
- Zoning: PAD
- Parking: 3/ 1000
- Parcel ID: 200-97-416
- Retail Exposure Signage
- Retail Neighbors Include Shooter's World & FX Tactical/5.11
- Association Maintained Common Areas







BUILDING ADDRESS:
8932 W. CACTUS ROAD
BLDG. D
EMPIRE BUSINESS CENTER
PEORIA, AZ 85381

BUILDING AREA:
WAREHOUSE: 13,300 S.F.
OFFICE: 5,619 S.F.

TOTAL BUILDING AREA:

OCCUPANCY:
OFFICE: B
WAREHOUSE: S-1

 **WAREHOUSE/OFFICE FLOOR PLAN**
0' 20' 40'
10'

