

SCOTLAND COURT INDUSTRIAL PARK

22425 S SCOTLAND CT, SUITE 105, 106
QUEEN CREEK, AZ

NEW BUILD INDUSTRIAL SPACE AVAILABLE FOR LEASE

AVAILABLE 10/1/25
WAREHOUSE W/ GL LOADING



COMMERCIAL PROPERTIES INC.

Locally Owned, Globally Connected. COBIFAC

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

THE **LEROY**
BREINHOLT
TEAM

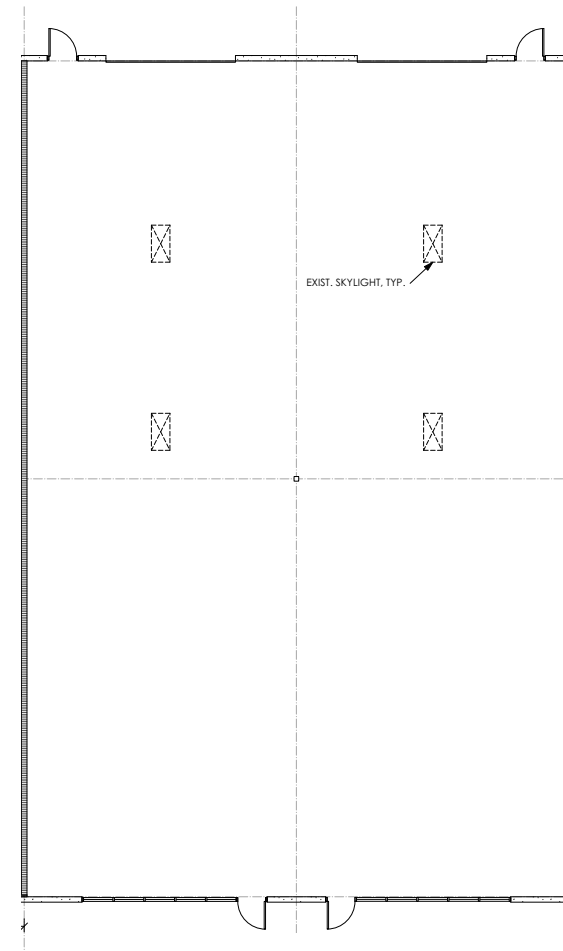
Cory Breinholt
D 480.889.2569
M 480.220.9987
cbreinholt@cpiaz.com

Cory Sposi
D 480.621.4025
M 480.586.1195
csposi@cpiaz.com



Project Highlights

Address	22425 S Scotland Ct, Suite 105, 106 Queen Creek, AZ
Lease Rate	\$1.80 PSF/Mo (Industrial Gross)
Suite Size	±5,573 SF
Layout	Reception, Bullpen, 2 Offices, 2 Restrooms, 20% Office
Grade Level Doors	1 (14' x 14')
Clear Height	24'
Power	400 Amps
Date Available	10/1/25



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. Effective 01/19/26

THE **LEROY
BREINHOLT**
TEAM

Cory Breinholt
D 480.889.2569
M 480.220.9987
cbreinholt@cpiaz.com

Cory Sposi
D 480.621.4025
M 480.586.1195
csposi@cpiaz.com



POPULATION

DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES
2024 Population	12,744	54,178	156,290
2029 Population Proj.	14,011	61,421	186,545



HOUSEHOLDS

	1 MILES	3 MILES	5 MILES
2024 Households	3,799	16,063	48,336
2025 Households Proj.	4,179	18,262	57,841



2020 INCOMES

	1 MILES	3 MILES	5 MILES
Average HH Income	\$138,521	\$140,465	\$119,069
Median HH Income	\$116,485	\$120,704	\$102,860



EMPLOYMENT

	1 MILES	3 MILES	5 MILES
White Collar	71%	71%	69%
Blue Collar	15%	18%	19%
Services	15%	13%	15%



BUSINESSES

	1 MILES	3 MILES	5 MILES
2024 Businesses	220	1,209	2,561

