

FIRST 2 MONTHS FREE W/ 3+ YEAR DEAL



SMALL BAY INDUSTRIAL SUITES FOR LEASE

2853-2855 S 44TH ST | PHOENIX, AZ 85040

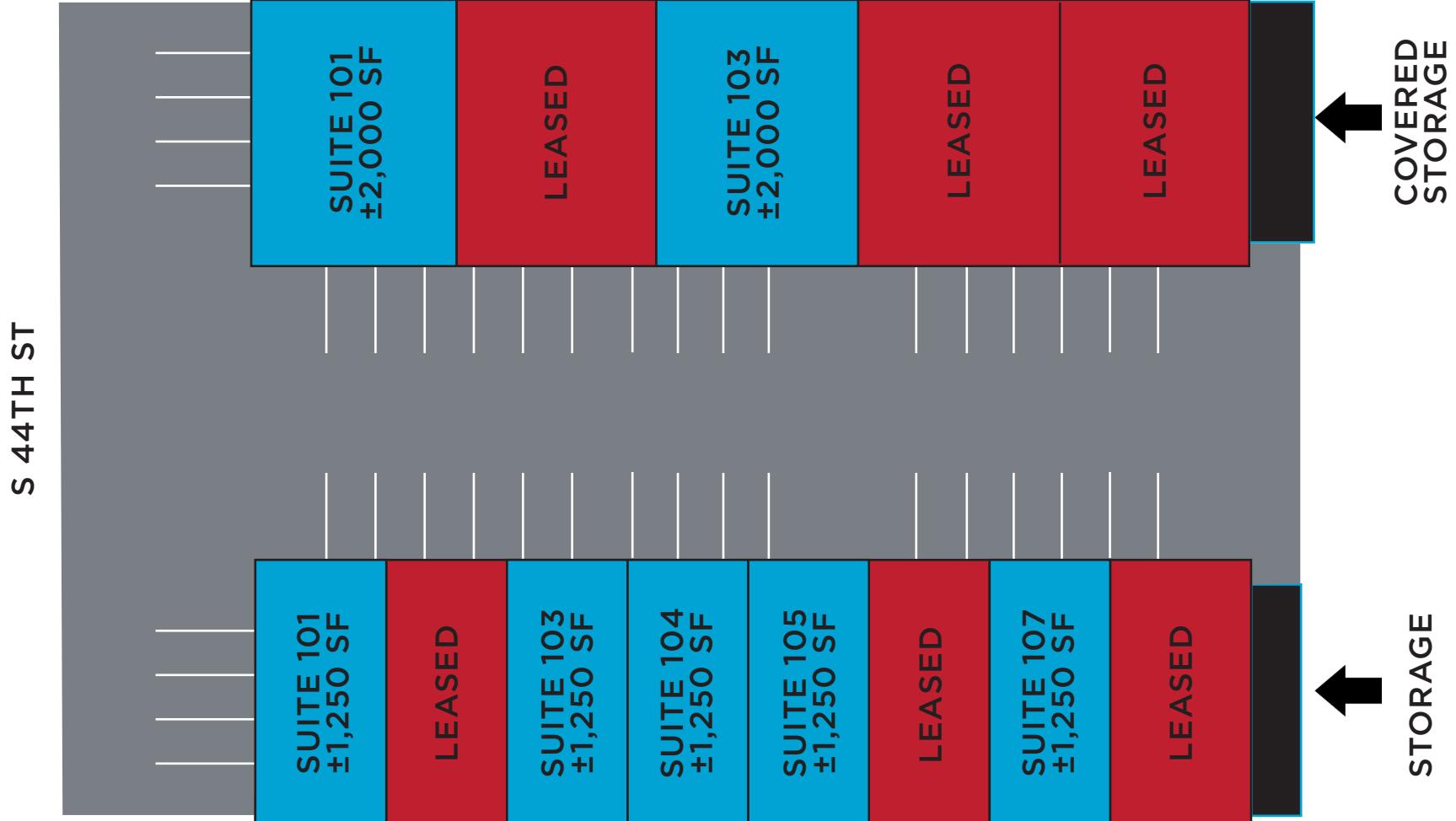
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lmckernan@levrose.com

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CURRENT AVAILABILITY

PROPERTY IS ZONED A-1 



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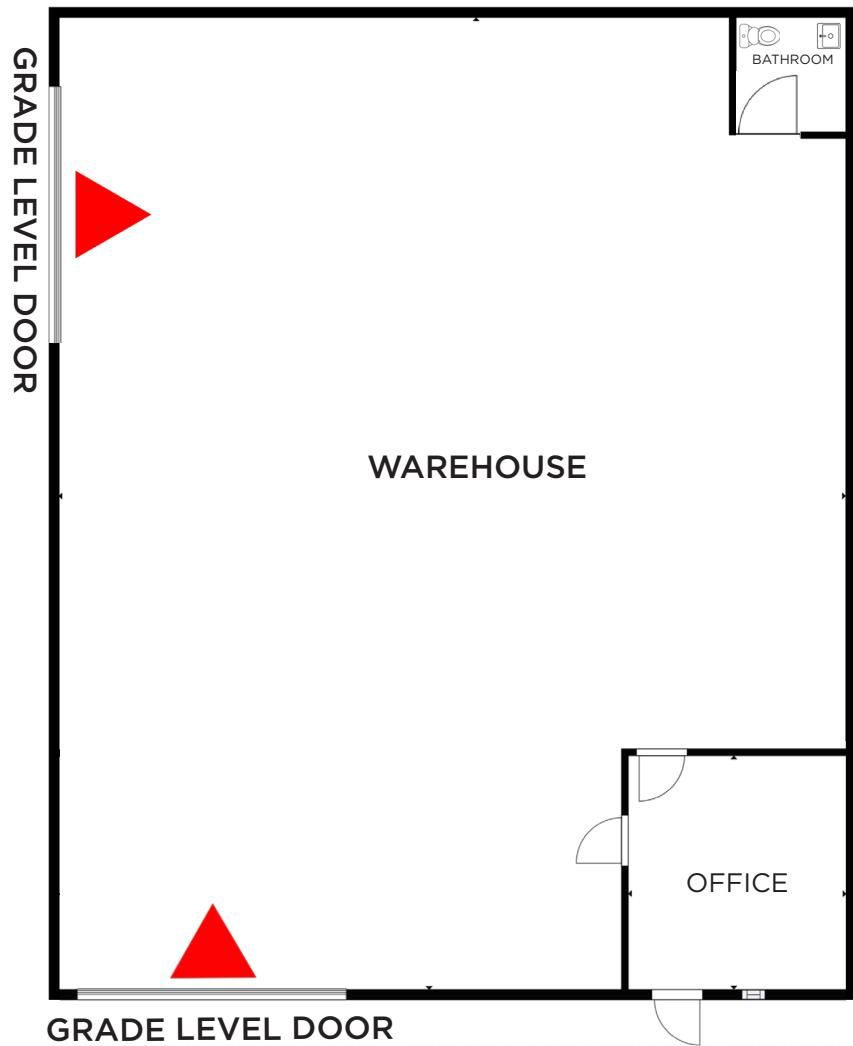
SUITE DETAILS

LEASE RATE: \$1.45/SF IG

SUITE SF: ±2,000 SF

SUITE HIGHLIGHTS

- ±12' clear height
- Small reception
- Bathroom
- One (1) 10' x 10' grade level door
- One (1) 10' x 12' grade level door
- EVAP cooled
- Fresh paint, carpet, and lighting coming soon
- 2 assigned parking spaces



2853 S 44TH ST | SUITE 103

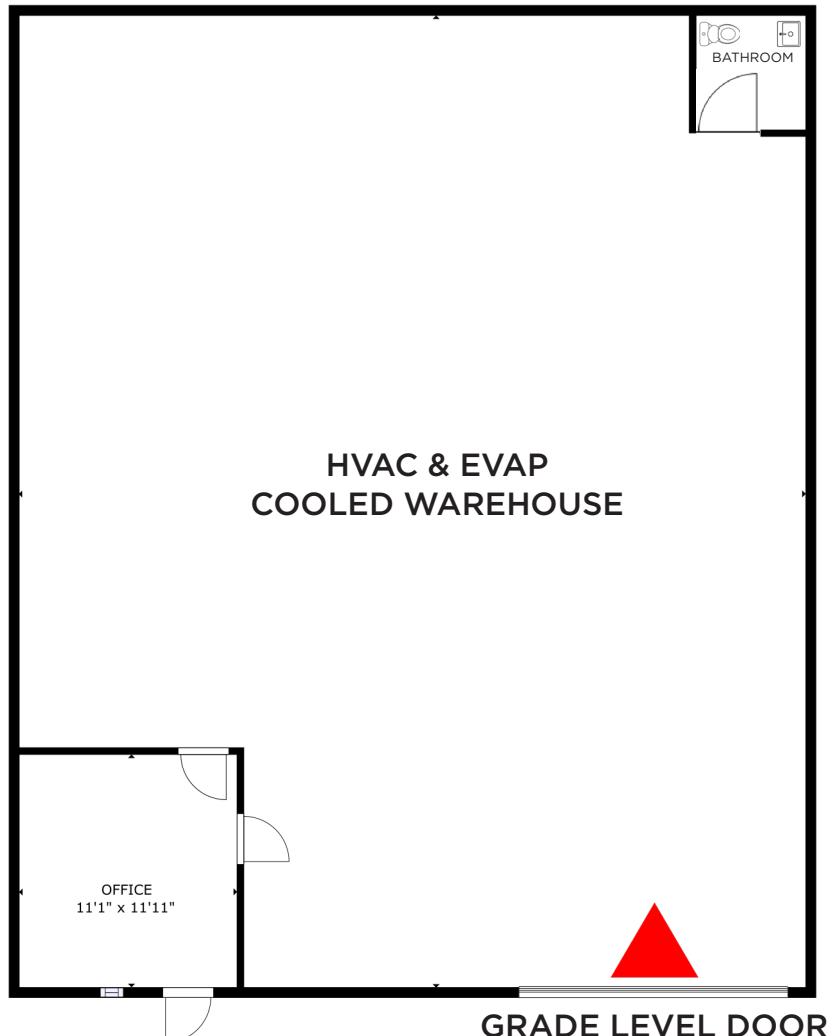
SUITE DETAILS

LEASE RATE: \$1.55/SF IG

SUITE SF: ±2,000 SF

SUITE HIGHLIGHTS

- Hybrid cooling (HVAC / EVAP)
- ±12' clear height
- One (1) 10' x 10' grade level door
- Small reception
- Bathroom
- Power: 200 amps 120/240v (tenant to confirm)



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2855 S 44TH ST | SUITE 101

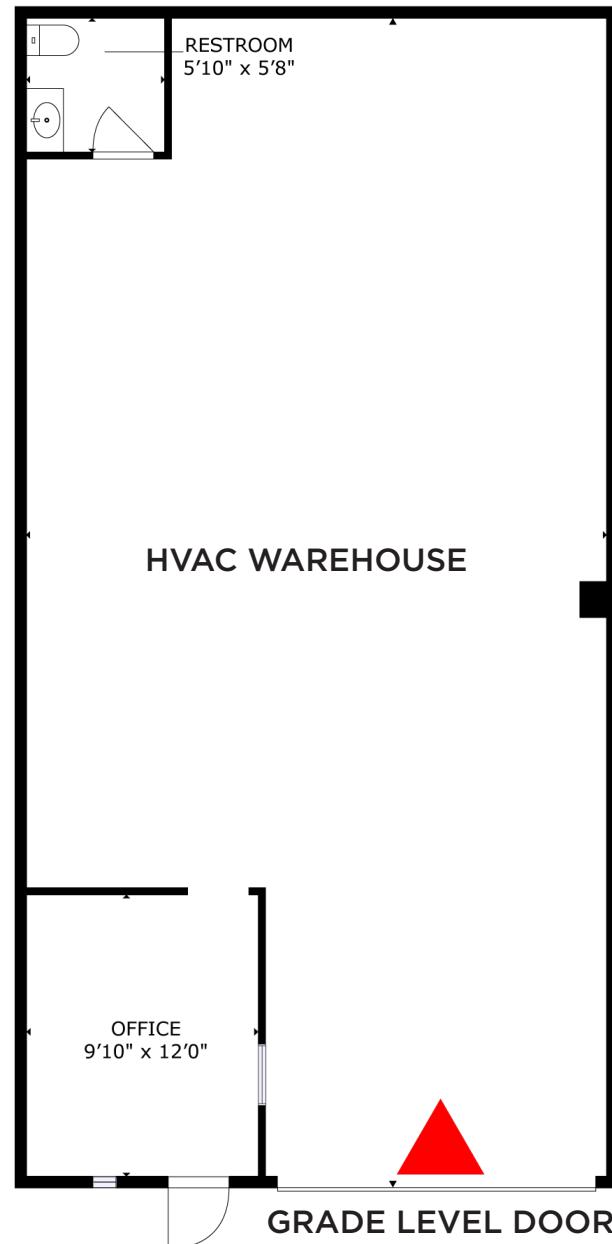
SUITE DETAILS

LEASE RATE: \$1.55/SF IG

SUITE SF: ±1,250 SF

SUITE HIGHLIGHTS

- HVAC cooled
- ±12' clear height
- 200 amps of power
- Small reception
- One (1) 10' x 10' grade level door



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2855 S 44TH ST | SUITE 103

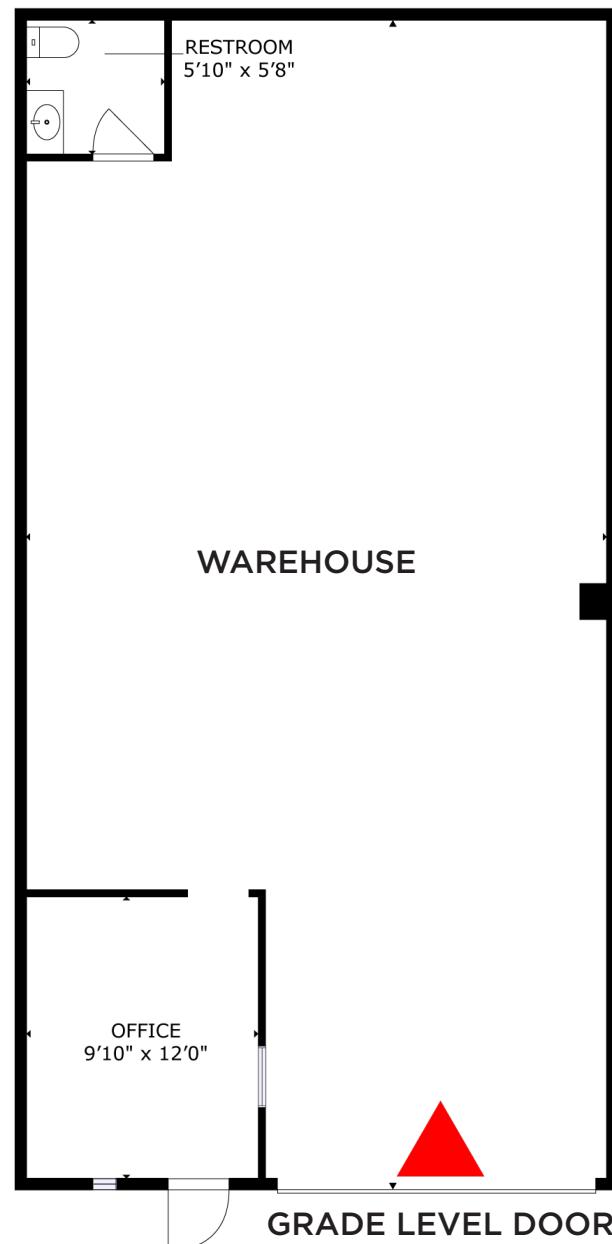
SUITE DETAILS

LEASE RATE: \$1.45/SF IG

SUITE SF: ±1,250 SF

SUITE HIGHLIGHTS

- EVAP cooled
- ±12' clear height
- 200 amps of power
- Small reception
- One (1) 10' x 10' grade level door



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2855 S 44TH ST | SUITE 104

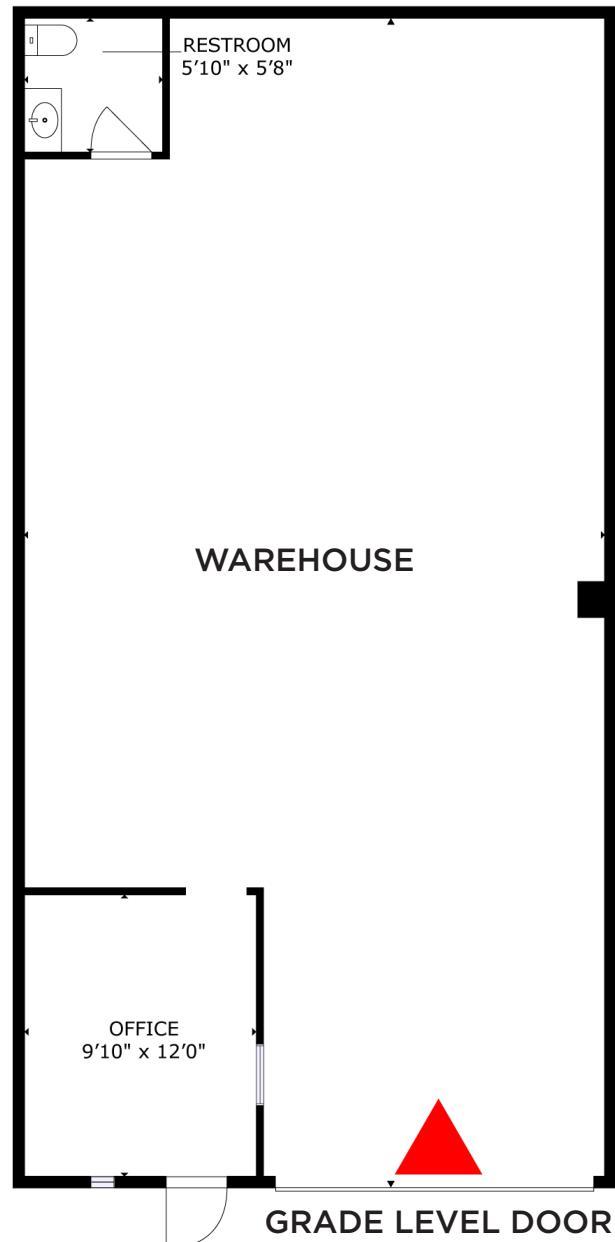
SUITE DETAILS

LEASE RATE: \$1.45/SF IG

SUITE SF: ±1,250 SF

SUITE HIGHLIGHTS

- EVAP cooled
- ±12' clear height
- 200 amps of power
- Small reception
- One (1) 10' x 10' grade level door



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2855 S 44TH ST | SUITE 105

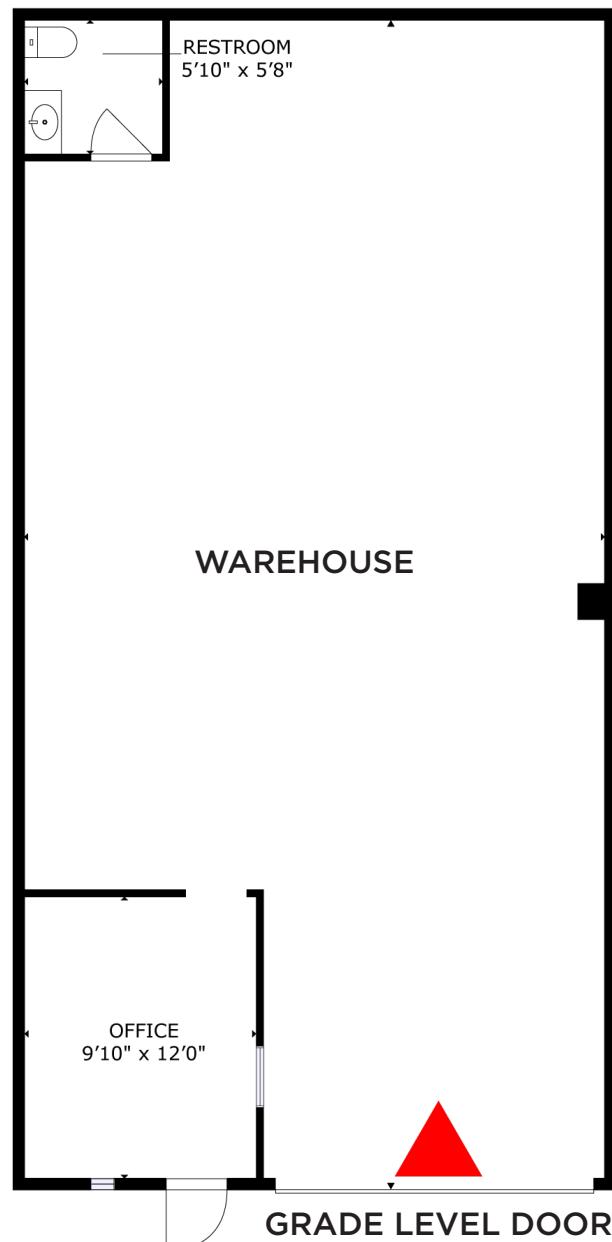
SUITE DETAILS

LEASE RATE: \$1.45/SF IG

SUITE SF: ±1,250 SF

SUITE HIGHLIGHTS

- EVAP cooled
- ±12' clear height
- 200 amps of power
- Small reception
- One (1) 10' x 10' grade level



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2855 S 44TH ST | SUITE 107

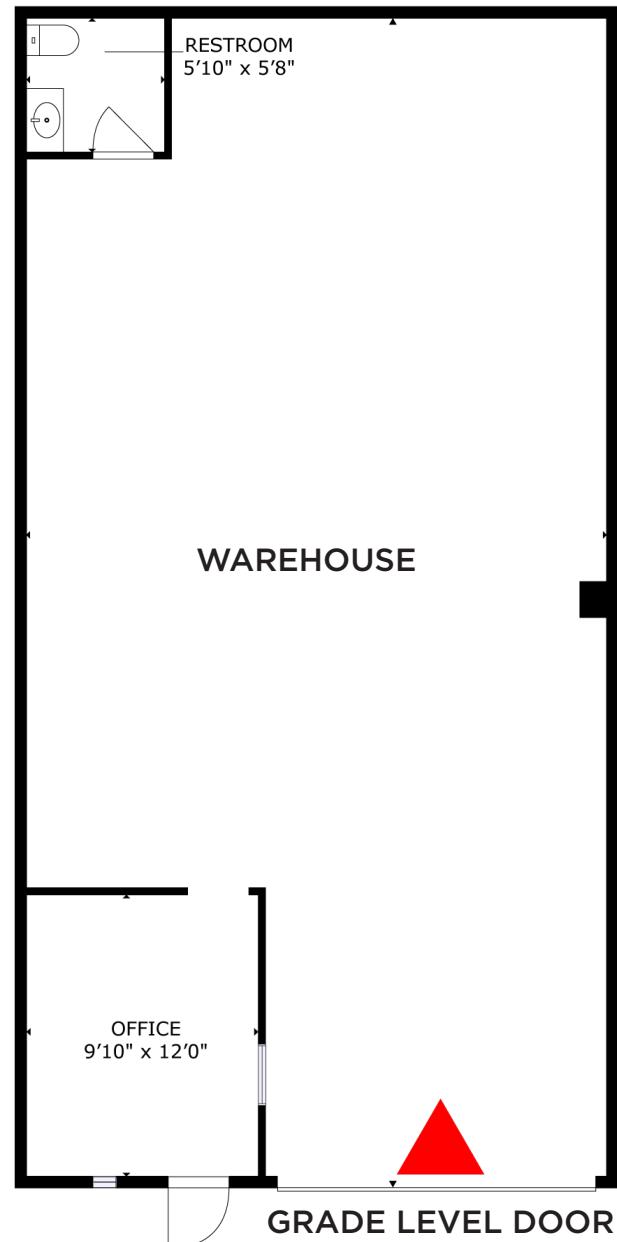
SUITE DETAILS

LEASE RATE: \$1.45/SF IG

SUITE SF: ±1,250 SF

SUITE HIGHLIGHTS

- EVAP cooled
- ±12' clear height
- 200 amps of power
- Small reception
- One (1) 10' x 10' grade level door



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LOCATION HIGHLIGHTS



AERIAL OVERVIEW



DEMOGRAPHICS

POPULATION



1 MILE 3 MILES 5 MILES

2024	2,031	78,367	327,117
2029	2,168	85,108	354,561

HOUSEHOLDS



1 MILE 3 MILES 5 MILES

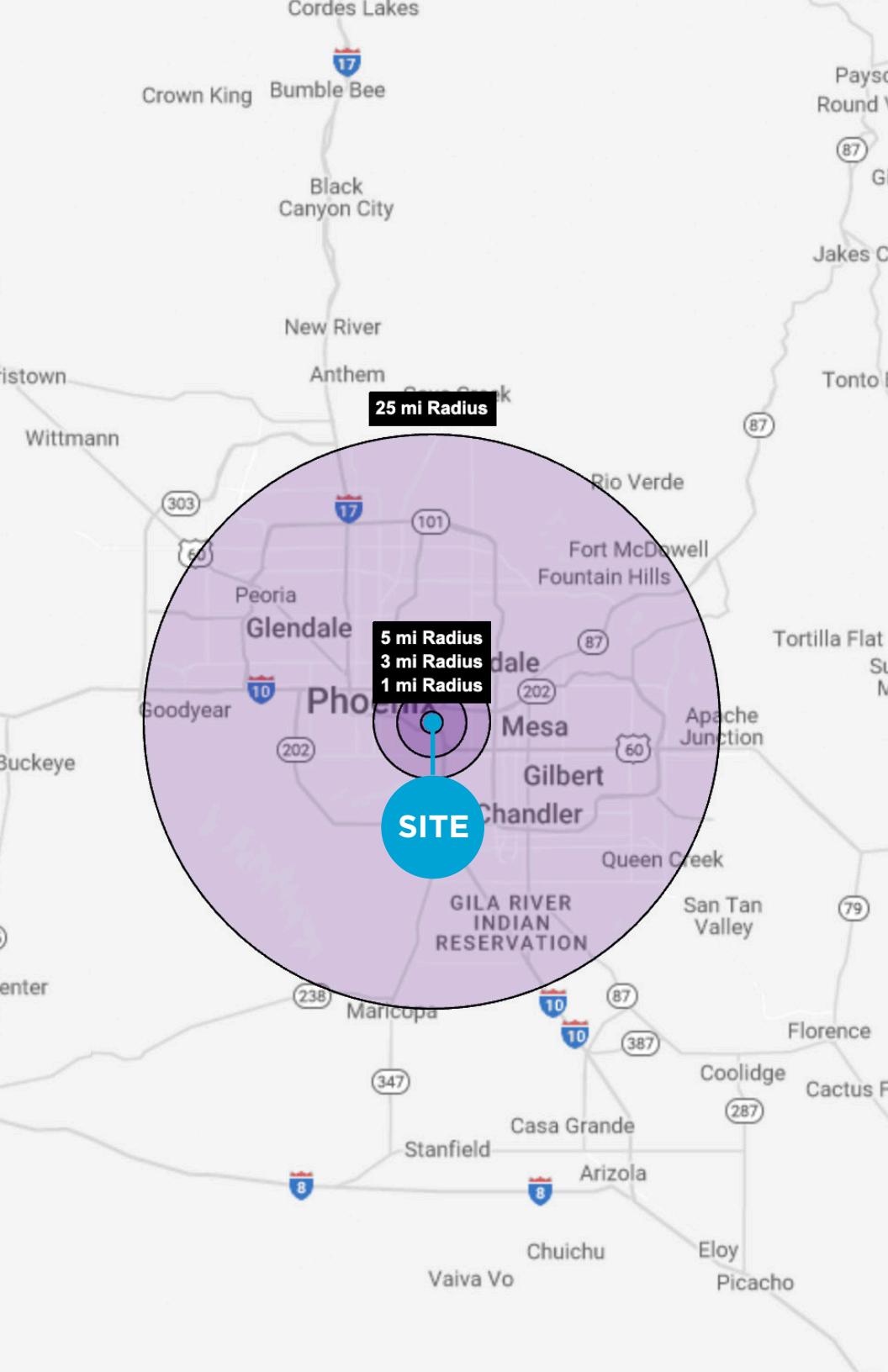
2024	602	31,369	128,783
2029	646	34,143	139,973

AVG. H.H. INCOME



1 MILE 3 MILES 5 MILES

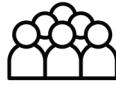
2024	\$62,871	\$71,327	\$78,674
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PHOENIX CITY OVERVIEW

LEVROSE
COMMERCIAL REAL ESTATE

TCN
WORLDWIDE
REAL ESTATE SERVICES



1.6M +
TOTAL POPULATION



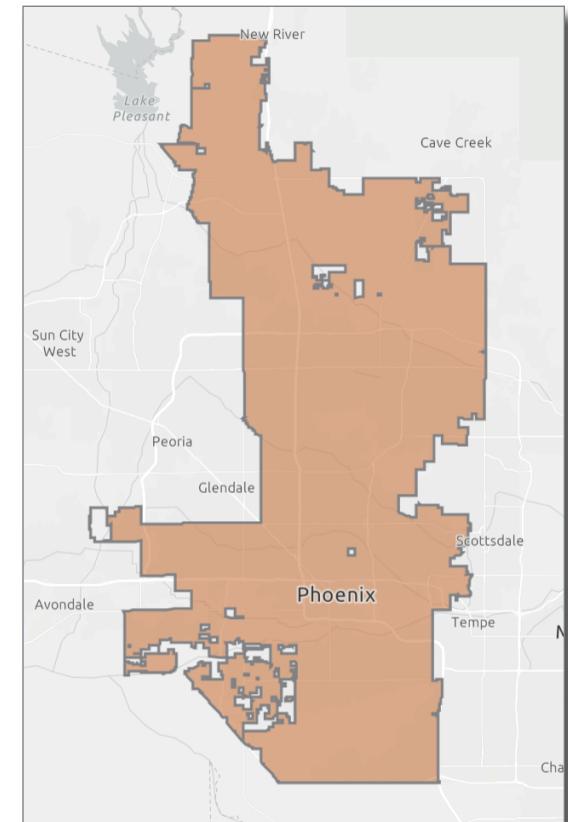
\$70K +
AVG HH INCOME

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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