

±1.96 AC HEAVY INDUSTRIAL YARD W/ ±17,400 SF BUILDINGS FOR SUBLEASE

1048 W MARICOPA FWY | PHOENIX, AZ 85007



MASTER LEASE EXPIRES: 9/30/2033 (TERM NEGOTIABLE)

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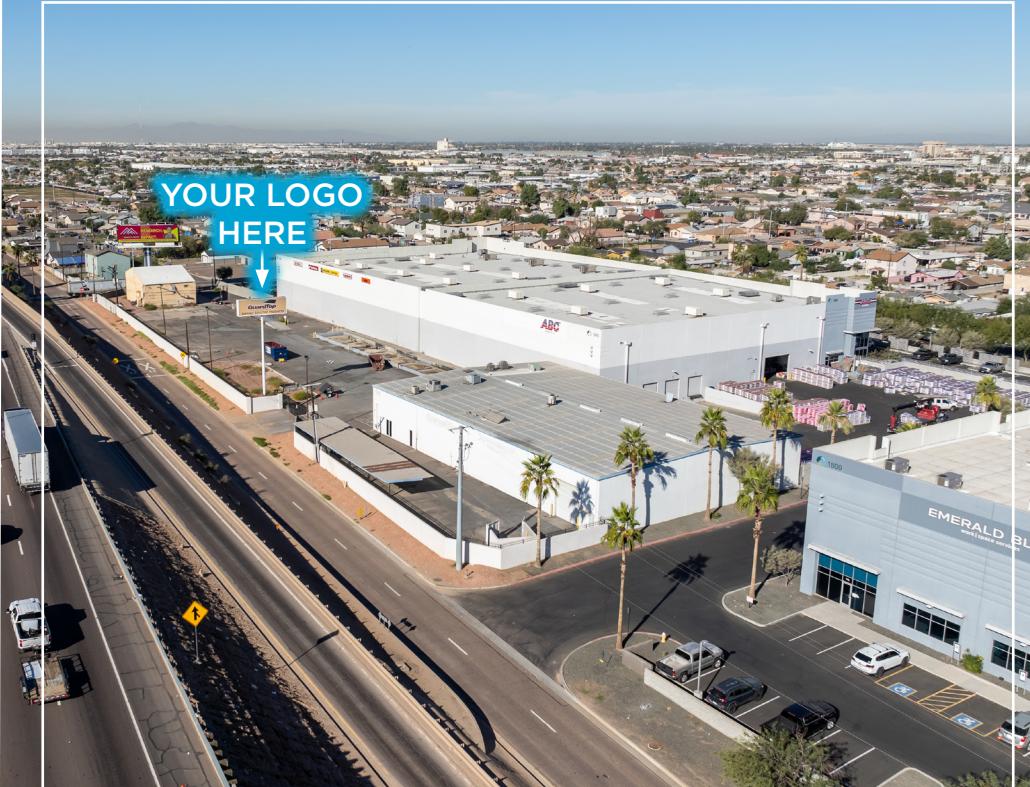
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PROPERTY DETAILS

PROPERTY TYPE:	Industrial
LEASE RATE:	\$21,000/Month NNN (\$1.21/SF NNN) Estimated OpEx: \$2,712/Month
LEASE EXPIRATION:	09/30/2033 (Term Negotiable)
BUILDING SIZE:	±17,400 SF (East Building: ±15,000 SF) (West Building: ±2,400 SF)
LOT SIZE:	±1.96 AC (±85,378 SF)
YEAR BUILT:	1974
ZONING:	A-2, Heavy Industrial
PARCEL:	105-34-107B



PROPERTY DETAILS

EAST BUILDING: $\pm 15,000$ SF

- Office: $\pm 4,200$ SF
- Bonus mezzanine: $\pm 3,750$
- 18.5' Clear height
- Power: 1,600 amps / 277/480 V / 3 Phase (Subtenant to confirm)
- Three (3) grade-level doors (2 doors (14'H X 12'W), 1 door (14'H X 14'W))
- EVAP cooling in warehouse
- Fire sprinklers
- Covered parking
- Concrete tilt-up construction

WEST BUILDING: $\pm 2,400$ SF

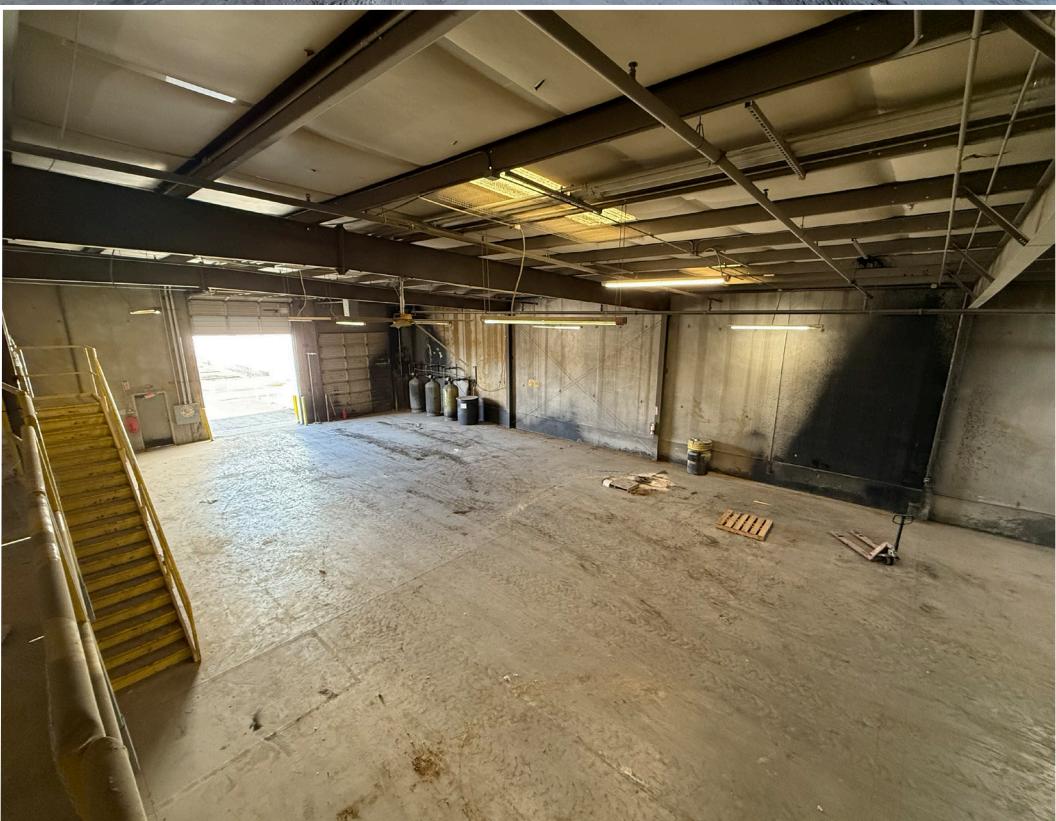
- Minimal office and bathroom
- 24' clear height
- Sliding door
- Power: 400 amps/240 V (Subtenant to confirm)
- Secure yard with two (2) points of ingress/egress

OTHER

- Truck scale (can be removed)
- Adjacent to I-17 near ramp
- Curbing containment (can be removed)
- Pylon signage



INTERIOR PHOTOS



INTERIOR PHOTOS



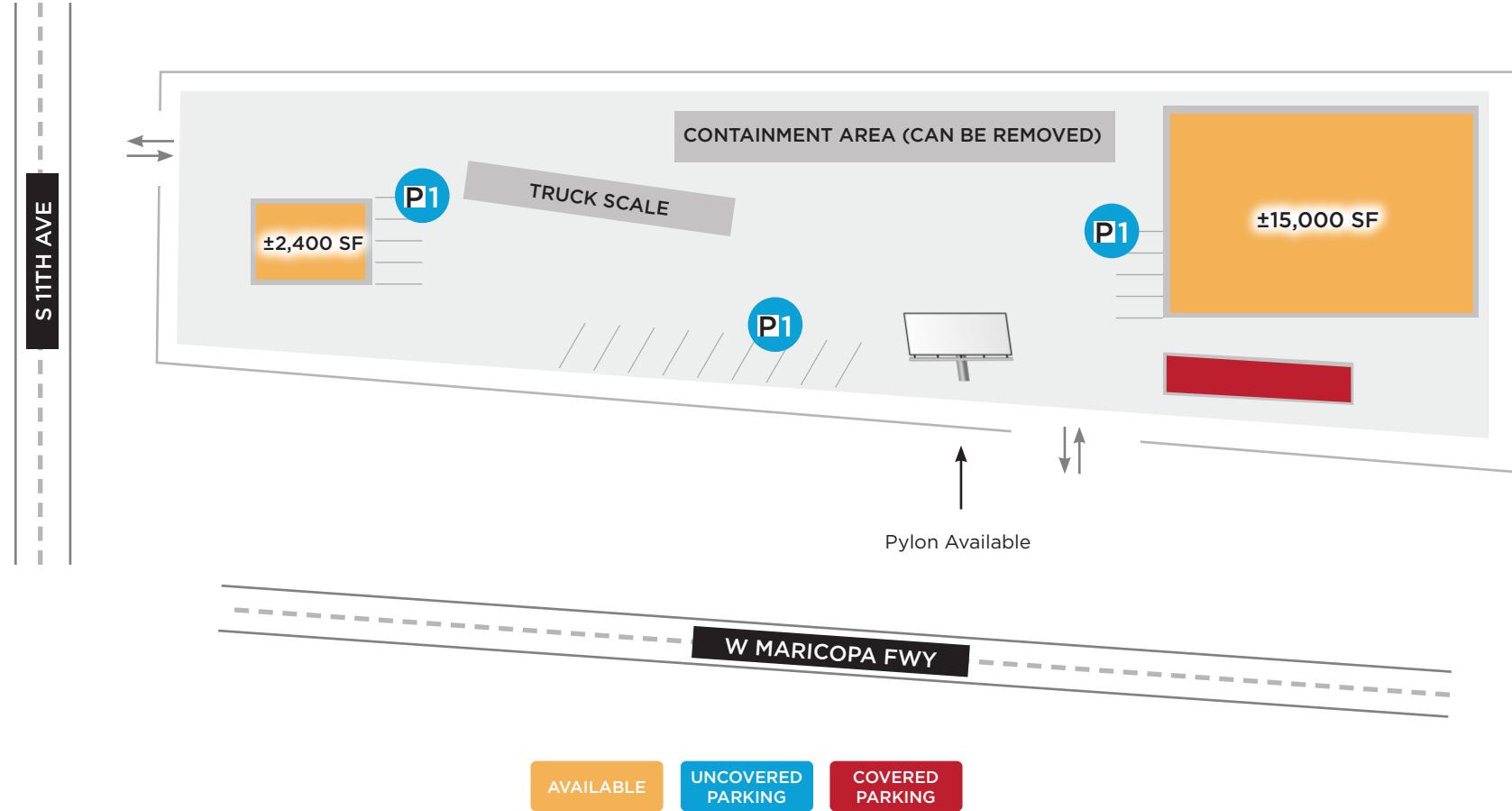
MEZZANINE



WEST WAREHOUSE



SITE PLAN



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.



AERIAL OVERVIEW



DEMOGRAPHICS

POPULATION



1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
2024	10,519	101,339	310,635
2029	11,531	110,668	337,394

HOUSEHOLDS



1 MILE 3 MILES 5 MILES

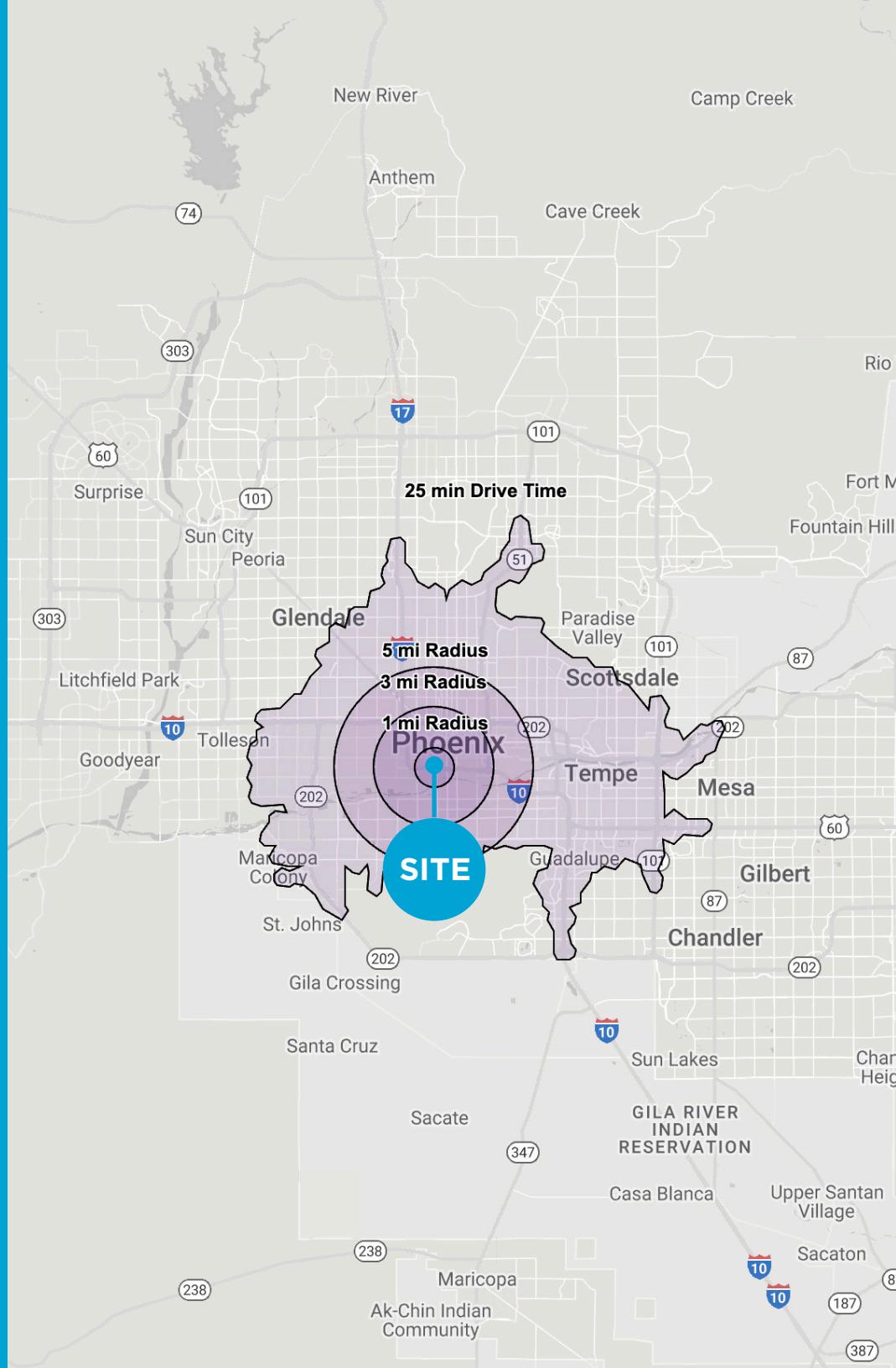
	1 MILE	3 MILES	5 MILES
2024	3,446	36,697	108,807
2029	3,787	40,343	118,650

AVG. H.H. INCOME



1 MILE 3 MILES 5 MILES

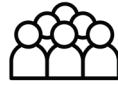
2024	\$40,745	\$67,892	\$72,655
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PHOENIX CITY OVERVIEW

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1.6M +
TOTAL POPULATION



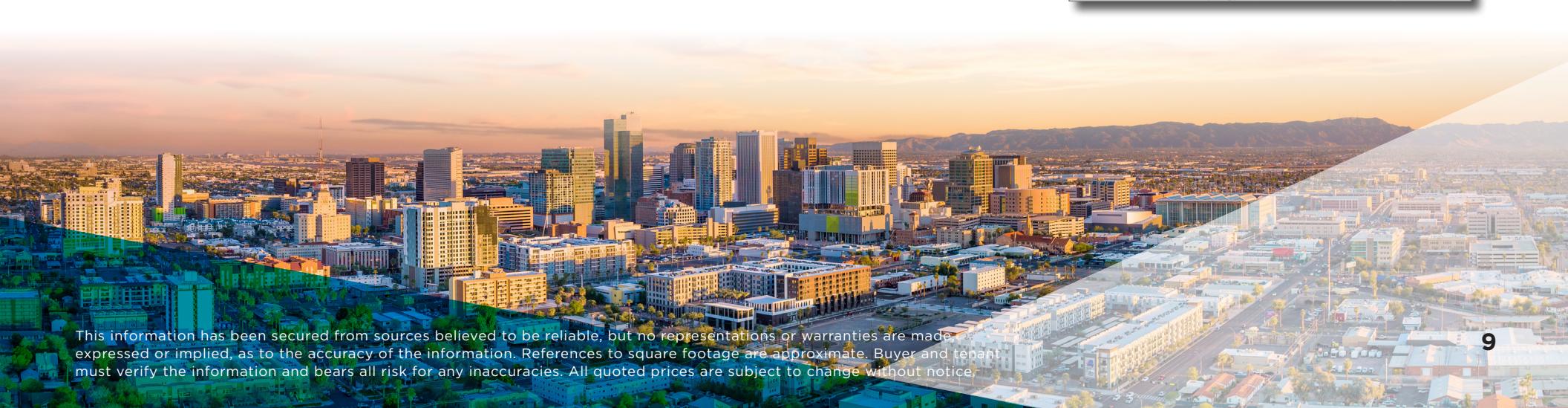
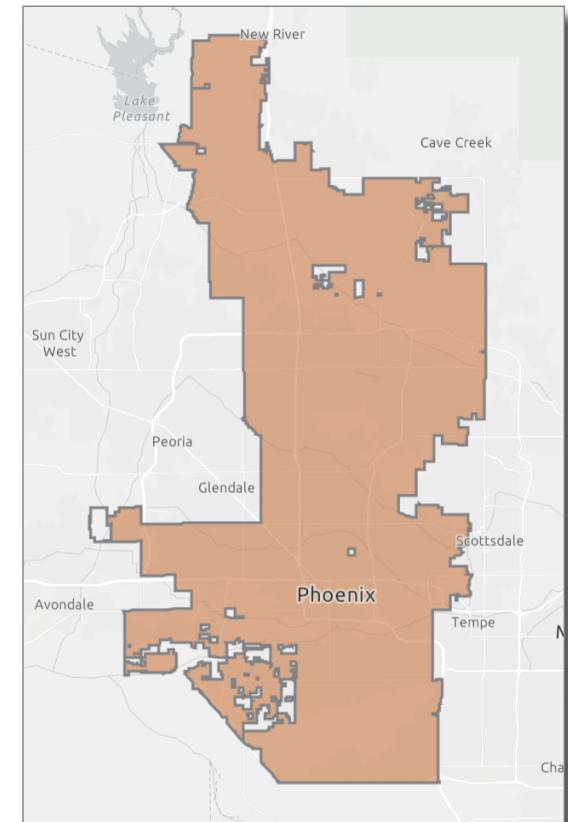
\$70K +
AVG HH INCOME

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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