

Industrial | For Lease

CBRE

5250 S 31st Place

Phoenix, AZ

±16,422 SF Freestanding Industrial Building on ±1.01 acres





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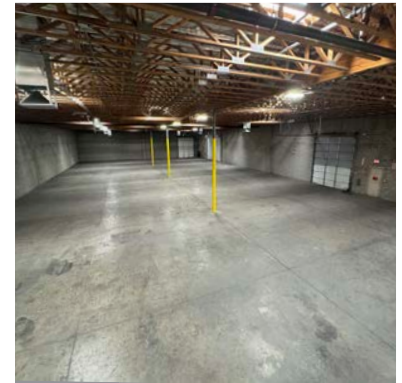
For Lease



Property Features

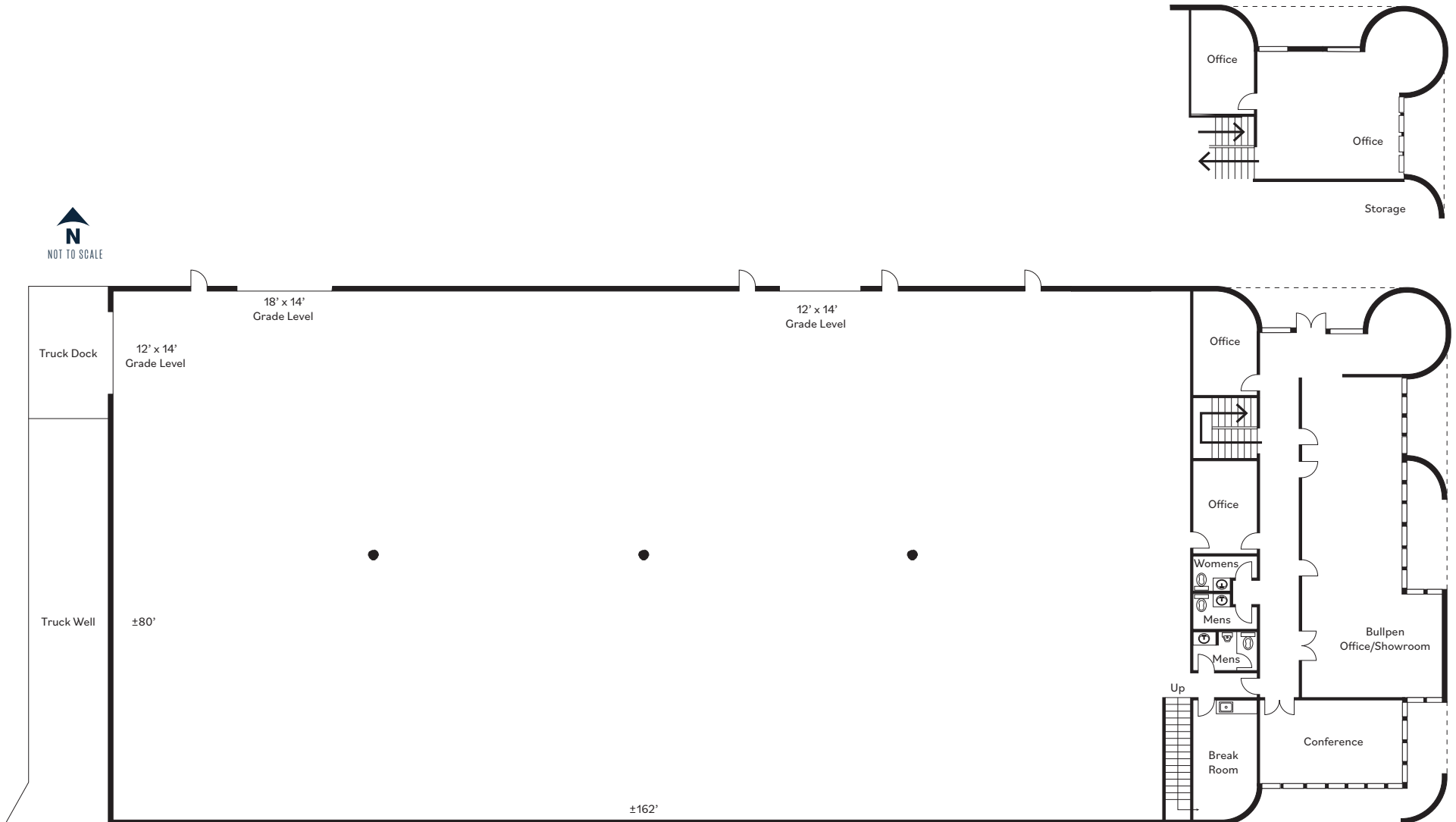
- + ±2,656 SF main floor office/showroom
- + ±806 SF second floor office
- + **±12,960 SF warehouse**
- + ±16,422 SF freestanding building on ±1.01 acres
- + Corner lot with drive through access
- + ±10,375 SF gated rear yard area, fenced and secured
- + 18' clear ceiling height
- + Evaporative cooling (new 2025)
- + Truckwell loading area
- + Three grade level loading doors (Two 12' x 14' and One 18' x 14')
- + 8 covered parking stalls
- + Renovations - Summer 2025:
 - New Roof, new exterior paint
 - New asphalt parking lot, new breakroom cabinets & sink
 - New interior flooring and paint in office/showroom
- + 800 amps 120/208v SES with 400 amps existing
- + Asking \$1.30/SF NNN
- + OpEx \$0.25/SF
- + Available immediately

Renovated Interior



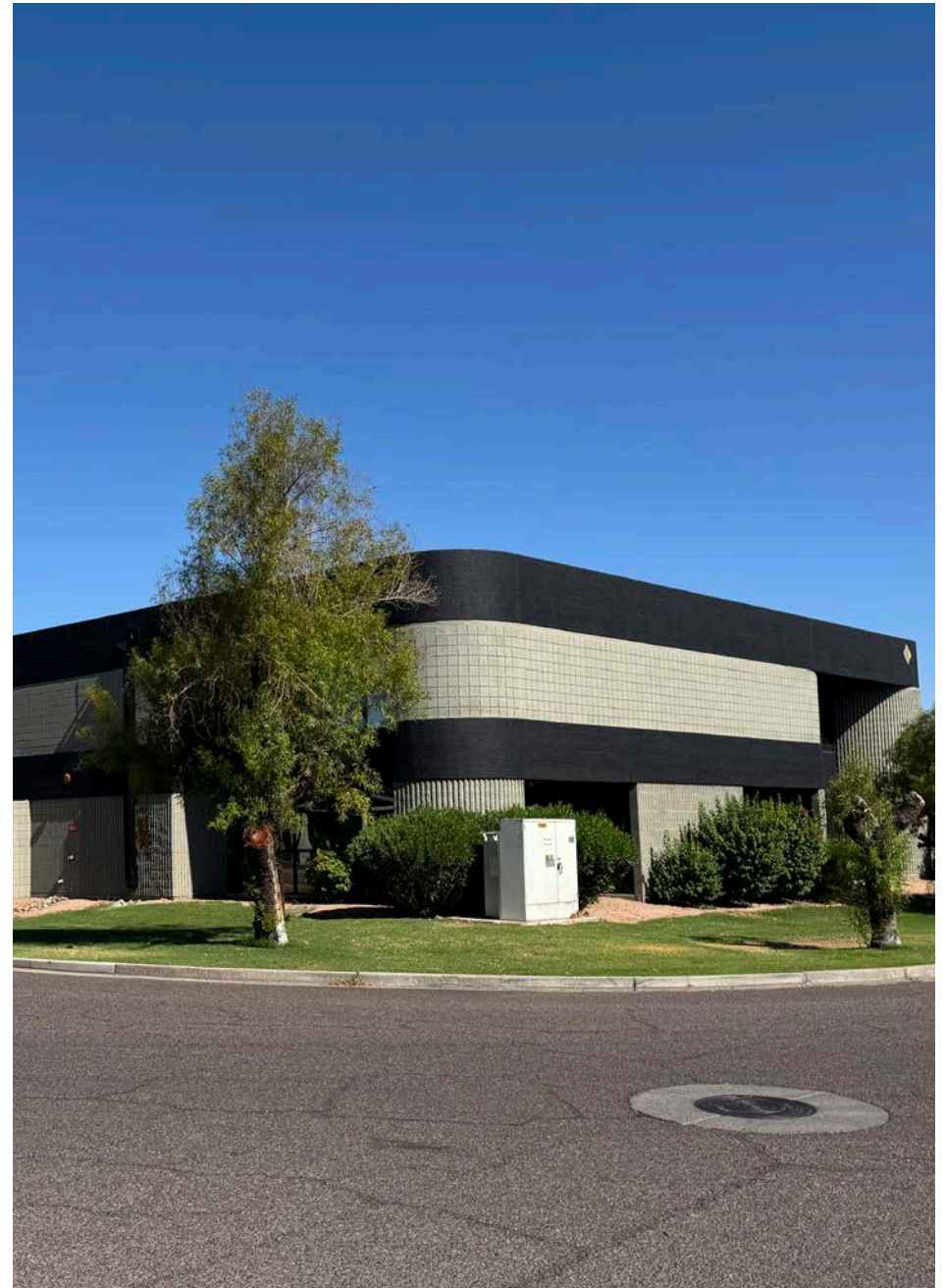
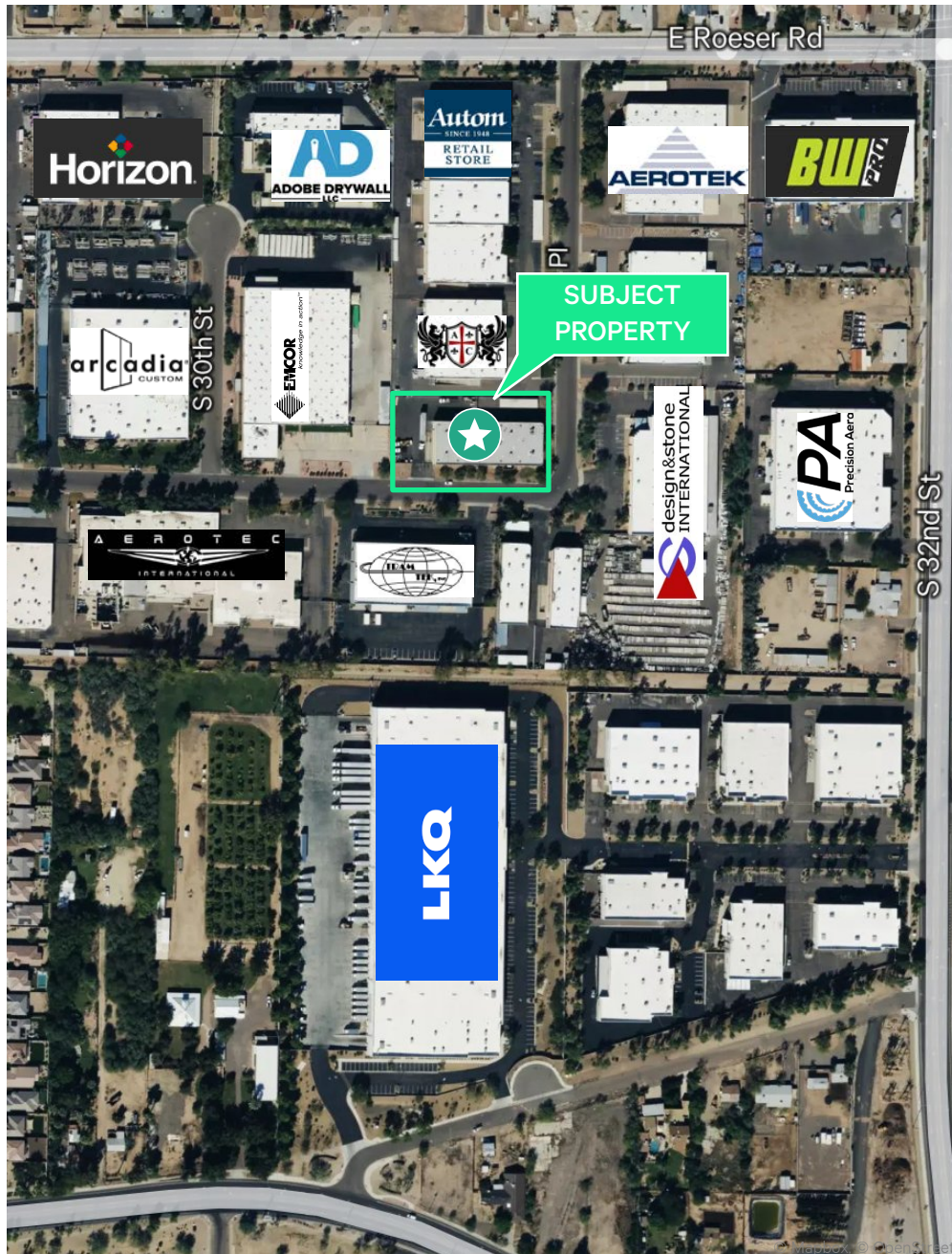
Floor Plan

2ND FLOOR MEZZANINE



Map

For Lease



PHX
PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT

HENSEL PHELPS
Plan. Build. Manage.
 University of Phoenix
 asurion
 AM
 AI GARAGE
 CAMELBACK MOUNTAIN

reece
 Ree's
 Mama Lola's
 ARIZONA DEPARTMENT OF CHILD SAFETY
 ARIZONA FIREPLACES
 PAPAGO PARK

LUCID
 SUB-ZERO
 GE HealthCare
 LabCorp
 DB SCHENKER
 oats over night
 FREEPORT MCMORAN COPPER & GOLD
 CVS
 O'NEIL
 Aetna
 KONICA MINOLTA

DOWNTOWN TEMPE
±15 MINUTES | ±7 MILES

ASU



CHEI
CHELAND
CABINETS INC.

bright

Aramco

H2O SUPPLIES

TOTAL

32ND STREET

RENOVATION DEPOT

BW

ESTEBAN PARK

31ST STREET

ROESER ROAD

GoldenHome

ERA INDUSTRIES
A BYT Precision Company

CONSTRUCTION TOOL & SUPPLY

CBC GROUP
BRANDS OF DISTINCTION

31ST PLACE

design&stone INTERNATIONAL



EMCOR Services
Mesa Energy

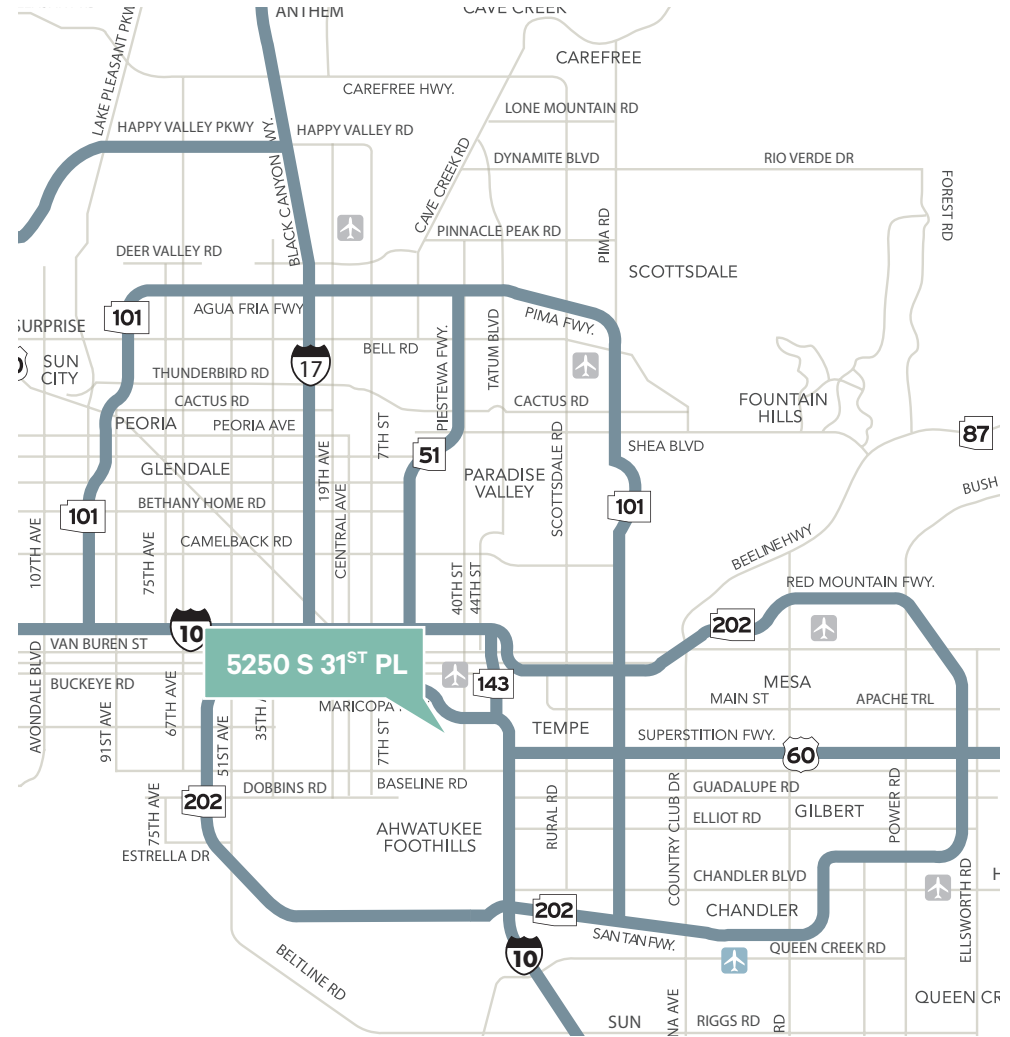
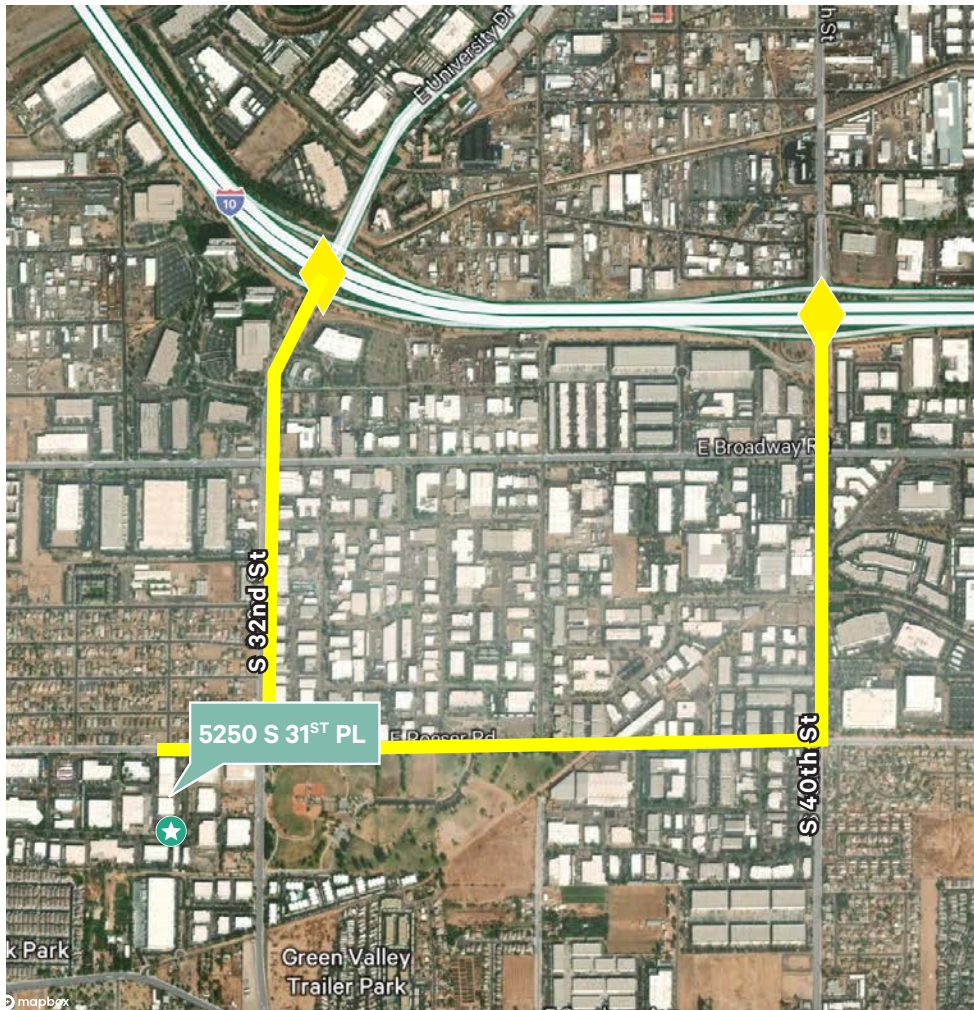
CHAMBERS STREET

TEAM
TIA, INC.

5250 S 31st Place

Phoenix, AZ

For Lease



Contact Us

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