

FOR SUBLEASE

INDUSTRIAL/FLEX/OFFICE

4401 E BASELINE RD | PHOENIX, AZ



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OFFERING DETAILS



SUBLEASE RATE:
\$12,652/mo



AVAILABLE SIZE:
±13,309 SF



BUILDING SIZE:
±36,746 SF



LOT SIZE:
±3.12 AC



ZONING:
PCD



PARCEL:
301-15-027

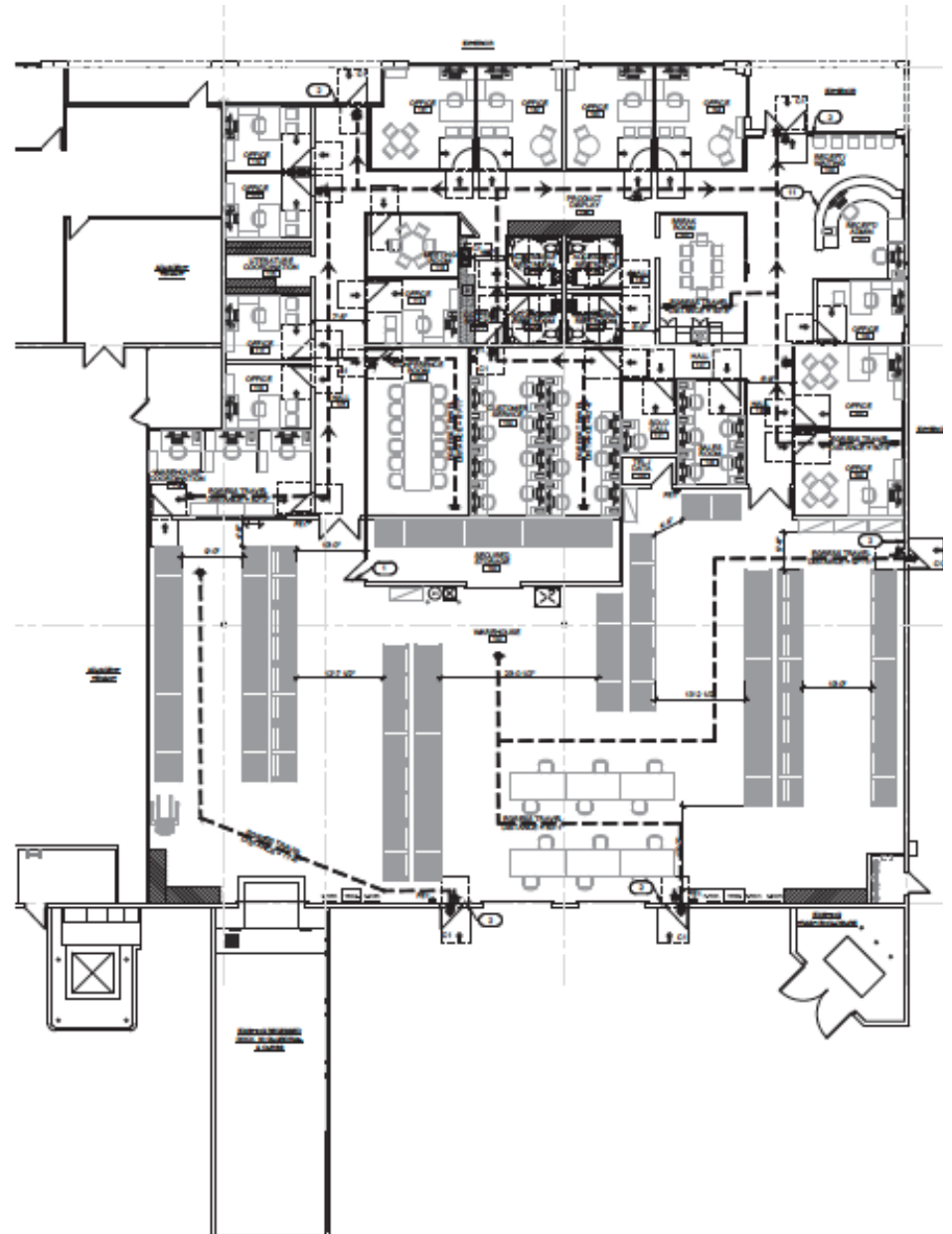
PROPERTY HIGHLIGHTS

- October 31, 2026 Expiration
- End Unit
- Situated in the vibrant area of Phoenix, offering easy access to key locations and amenities
- Close proximity to major high ways, I-10 & US 60
- High visibility and foot traffic area, perfect for attracting customers and clients

ADDITIONAL IMAGES




FLOOR PLAN



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POPULATION

	1 MILE	3 MILES	5 MILES
2023	12,923	92,206	261,971
2028	12,942	92,891	264,770



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
2023	3,707	77,441	182,757



HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2023	4,558	35,354	97,964
2028	4,569	35,537	98,894



BUSINESSES

	1 MILE	3 MILES	5 MILES
2023	278	5,166	14,220




AVERAGE INCOME

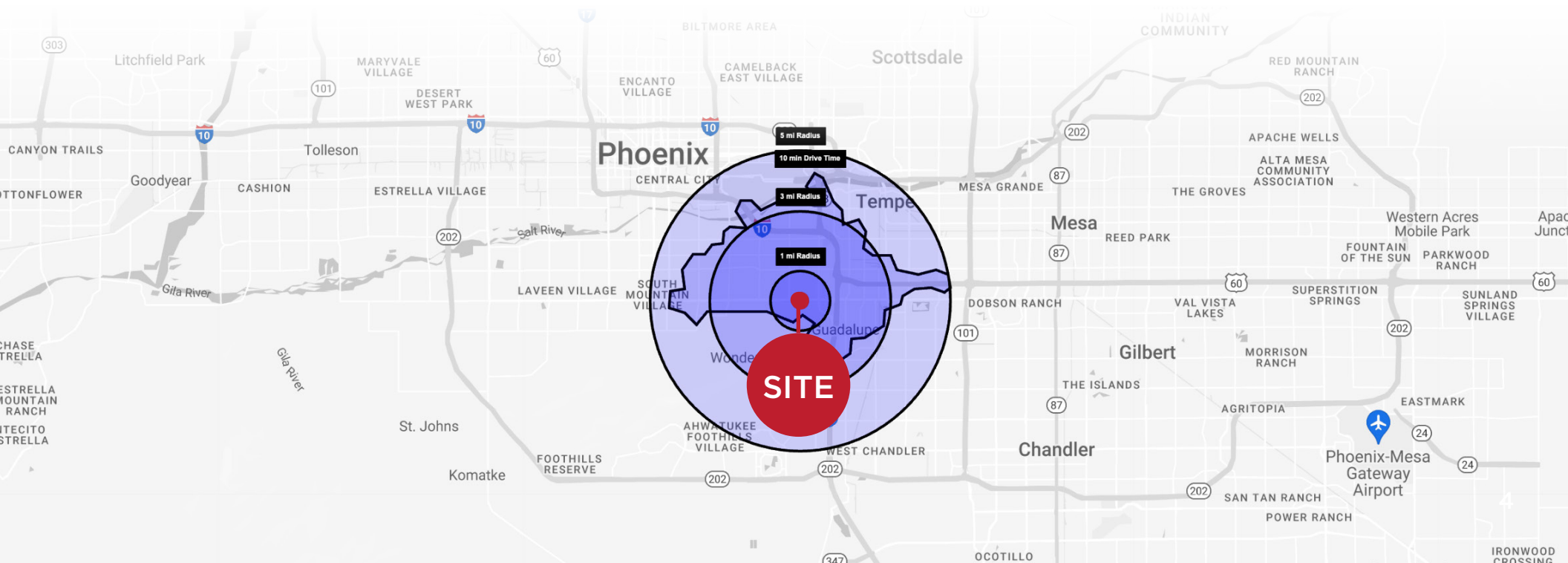
	1 MILE	3 MILES	5 MILES
2023	\$77,846	\$78,336	\$85,715



HOME VALUE (MEDIAN)

	1 MILE	3 MILES	5 MILES
2023	\$214,076	\$250,346	\$297,141

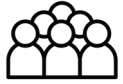
Info gathered via Costar.com



PHOENIX CITY OVERVIEW

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1.6M +
TOTAL POPULATION



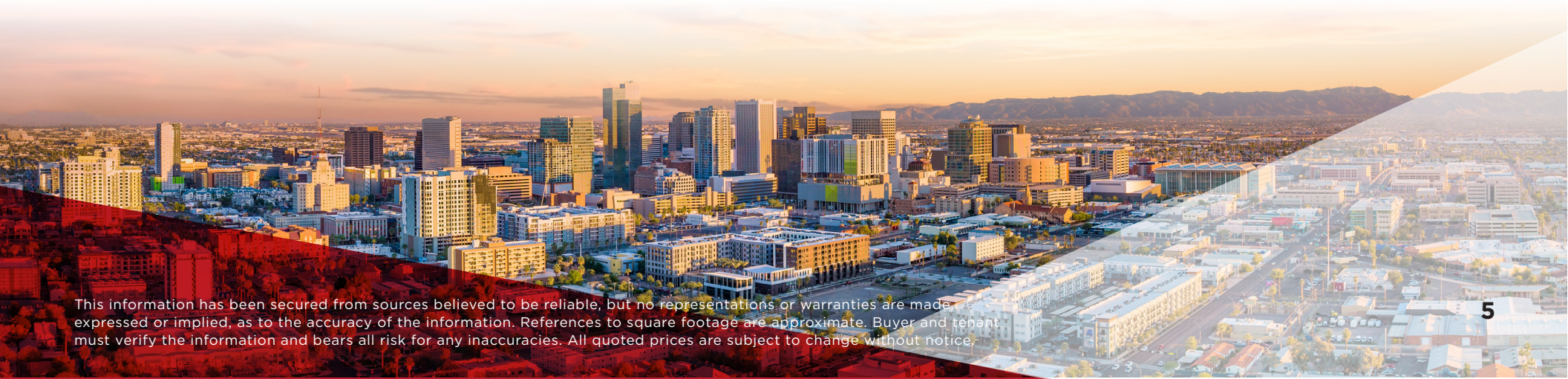
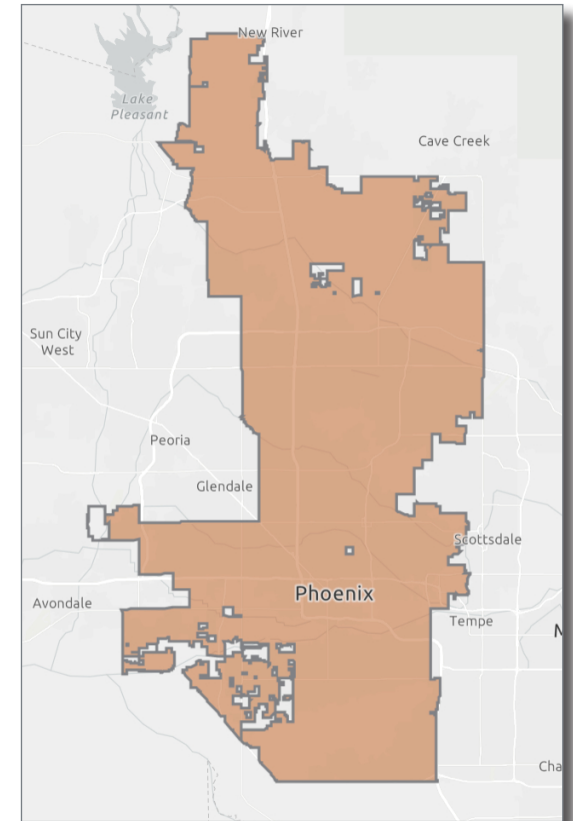
\$70K +
AVG HH INCOME

GROWING POPULATION

The City of Phoenix is 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 than 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).



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.

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