

# Queen Creek Industrial Complex

SUITE SIZE: ±1,918 SF

19349 E Germann Rd Queen Creek, AZ 85412

CONNEX  
40'

SUITE 1  
±1,918 SF

**Small Bay Industrial  
with Yard Space For Lease**

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 **COMMERCIAL PROPERTIES INC.**  
Locally Owned, Globally Connected. CORFAC

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# Property Summary

Address	19349 E Germann Rd Queen Creek, AZ 85412	
Updated	2025	
Zoning	I-1 Industrial, Queen Creek	
Lot Size	2.68 Acres (116,689 SF)	
Tenancy	Multiple	
Power	208/120-240V, 225A, 3-Ph per Bay	
<b>Available</b>	<b>Suite 1</b>	<b>Connex</b>
<b>Size</b>	<b>1,918 SF</b>	<b>40ft</b>
<b>Lease Rate</b>	<b>\$3,200/month</b>	<b>\$500/month</b>



# About the Property

This is an excellent opportunity to lease flexible industrial space at the Queen Creek Industrial Complex. Located in the rapidly growing Queen Creek area, this property offers solutions for a variety of users.

The property is zoned I-1 Industrial and features common restrooms, common water, and 3-Phase power. Its strategic location provides excellent access to nearby employment hubs, including the Pecos Advanced Manufacturing Zone, Phoenix-Mesa Gateway Airport, and ASU's Polytechnic Campus.



**100% A/C**  
Open Warehouse



**20'**  
Rolling Gate



**Shared**  
Water & Rest Room

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.

02.11.26





# Suite 1

1,918 SF | \$3,200/month  
Available 6/1/26

- Open Warehouse
- 100% Air Conditioned
- Common Parking
- Common Restrooms
- Spray Foam Insulation
- Mailbox
- Gated Yard Access

# Connex

40' | \$500/month

- Contact Agent For More Information



**ELLIOT ROAD TECH CORRIDOR**

**PECOS ADVANCED MANUFACTURING ZONE**

**Legend**

- Corporate Tenants
- Amenities
- Residence
- Arizona State University

amazon

Google

Dynalectric  
An EMCOR Company

niagara

Apple

dexcom  
ELECTRA MECCANICA  
FUJIFILM  
LENNOX

LOOP 202

f

American Furniture Warehouse

HYUNDAI  
NELSON AUKCTION

EASTMARK

Gilbert Gateway Center

RAY RD

ARIZONA 24

Cadence  
BY GATEWAY

ASU Polytechnic Campus  
Arizona State University

PhxMesa Gateway Airport

Cadence  
BY GATEWAY

FUJIFILM

SKYBRIDGE ARIZONA

LEGACY SPORTS

HORNE AUTO GROUP

amazon

POWER RD  
APPLIED Industrial Technologies

PECOS RD

amazon

HYUNDAI

ZE

GERMANN RD

LOWE'S

Blue logo

LG

**SITE**

# Location Overview

## Queen Creek, Arizona

Once one of the Valley's best-kept secrets, Queen Creek has transformed into one of the fastest-growing and most desirable towns in Arizona. It skillfully blends its agricultural heritage with dynamic suburban growth, offering a high quality of life for residents and an exceptionally business-friendly environment.

The town is experiencing an unprecedented boom in high-end commercial, residential, and industrial development. This growth is supported by a highly educated workforce and its strategic location near major employment corridors and new transportation routes.

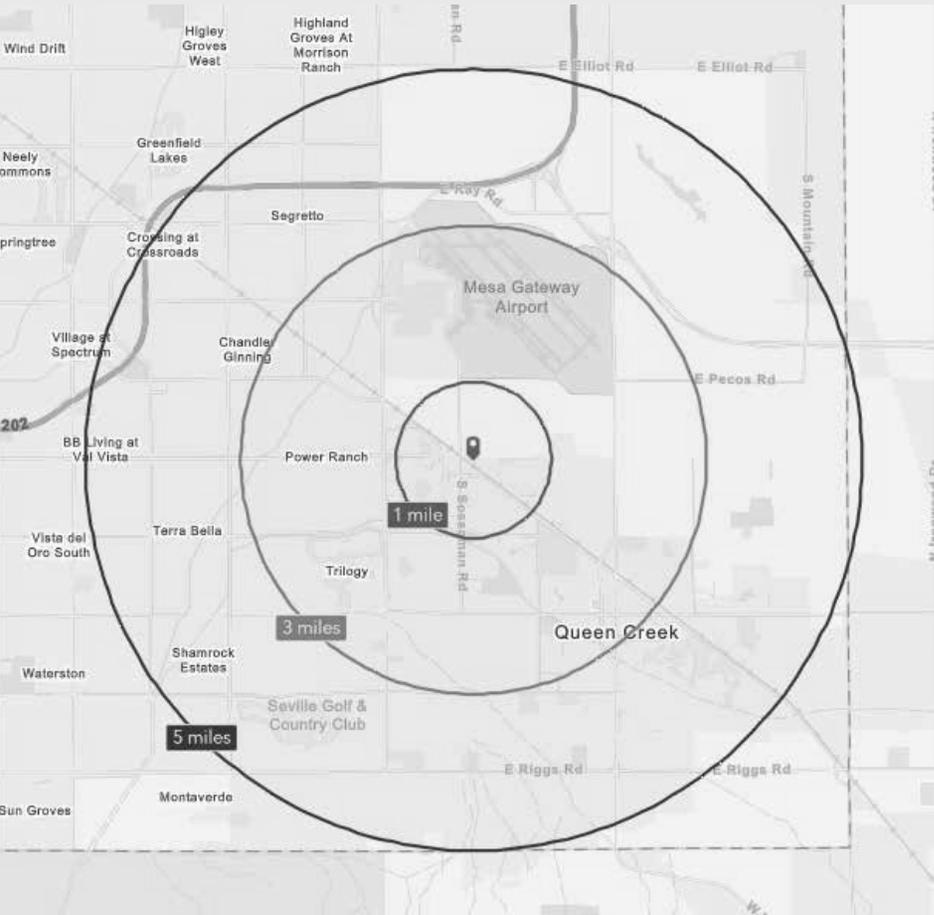
Key area highlights include:

- The property offers unrivaled regional access, located minutes from the Loop 202 (Santan Freeway) and the State Route 24 (Gateway Freeway). This network provides a direct connection to the entire Phoenix metro, including Mesa, Gilbert, Chandler, and Sky Harbor Airport.
- The site is ideally situated near major employers and economic drivers shown on the area map, including the Pecos Advanced Manufacturing Zone (home to LG and ZF), the Elliot Road Tech Corridor (home to Apple and Google), Phoenix-Mesa Gateway Airport, and ASU's Polytechnic Campus
- Queen Creek is known for its excellent schools, affluent master-planned communities, and unique local dining and retail. This rapid residential growth provides a large, stable, and skilled labor force to support business operations.



# Demographic Summary

	1 Mile	3 Mile	5 Mile
 <b>Population</b>	6,999	62,479	188,529
 <b>Households</b>	1,858	19,310	58,198
 <b>Average Household Income</b>	\$122,977	\$131,311	\$137,396
 <b>Median Home Value</b>	\$445,600	\$463,910	\$473,728



## 5 Mile Highlights

**35.1**  
Median  
Age

**34.9K**  
Daytime  
Employees

**44%**  
Bachelor's Degree  
or Higher

## A Powerhouse for Industry & Labor

This location is at the epicenter of a rapidly expanding and highly skilled labor force. The area's explosive population growth provides a deep talent pool for manufacturing, logistics, trades, and industrial services.

Businesses here are perfectly positioned within a robust industrial ecosystem, with direct access to a vast network of local and regional suppliers, distributors, and vendors.

The affluent surrounding community and massive surge in new home construction create a powerful and consistent local customer base for service-oriented businesses, contractors, and parts suppliers.

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