

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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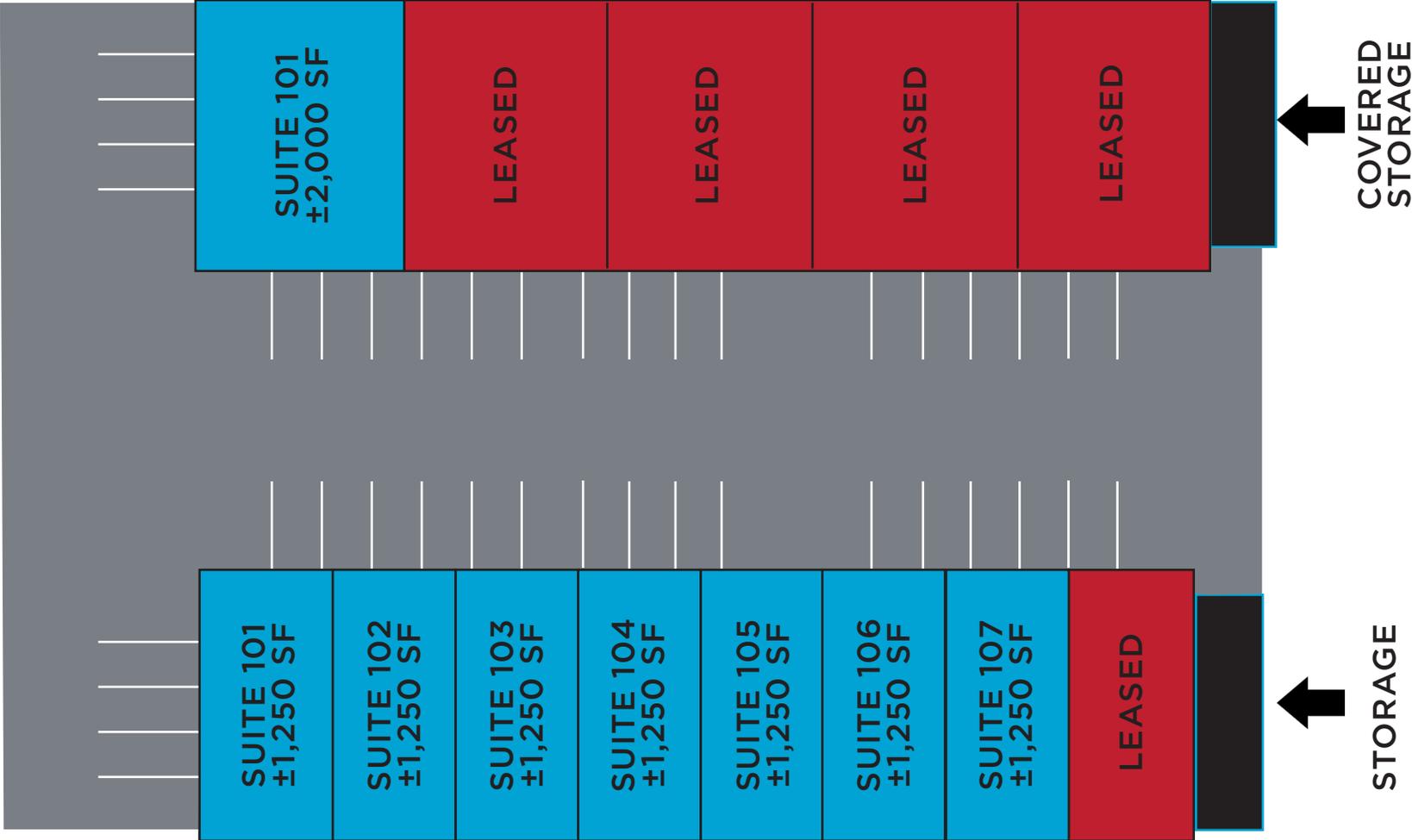
Landon McKernan, Partner
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CURRENT AVAILABILITY

PROPERTY IS ZONED A-1 

S 44TH ST



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.

2853 S 44TH ST | SUITE 101

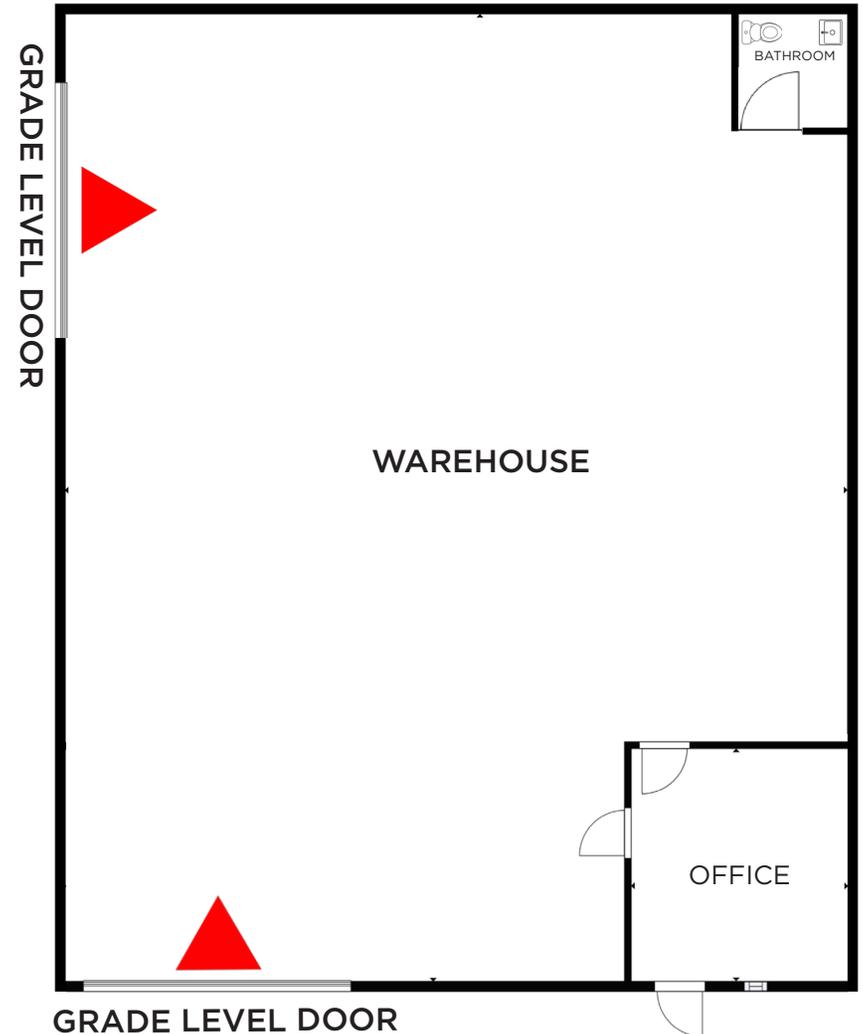
SUITE DETAILS

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



2855 S 44TH ST | SUITE 101

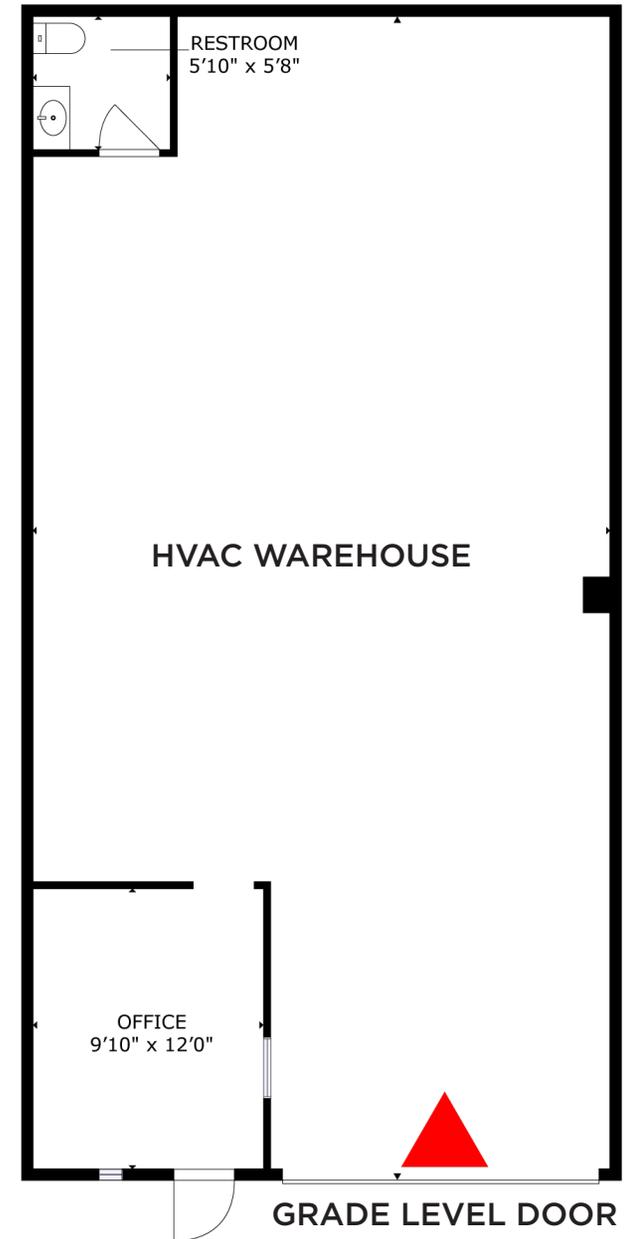
SUITE DETAILS

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



2855 S 44TH ST | SUITE 102

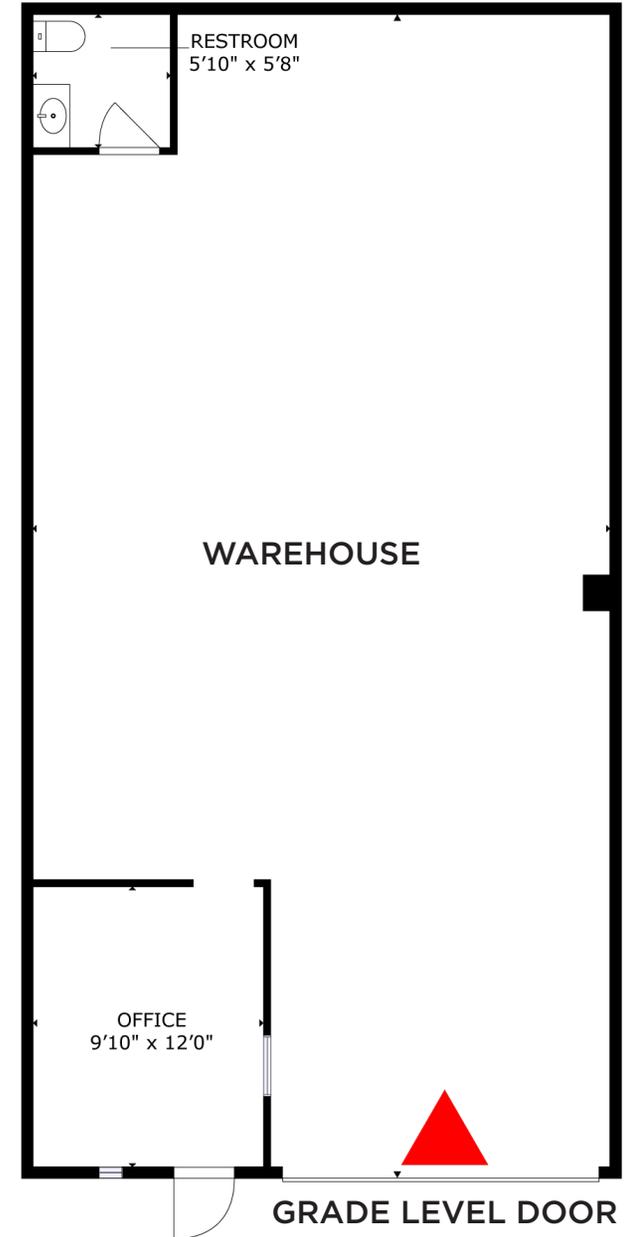
SUITE DETAILS

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



2855 S 44TH ST | SUITE 103

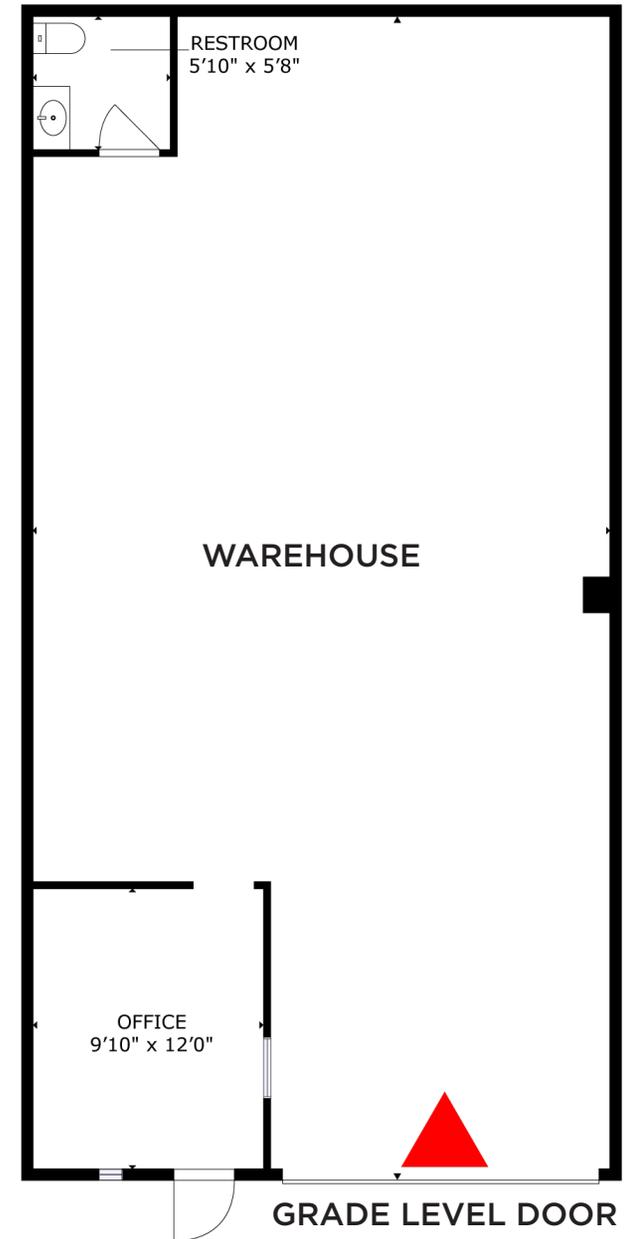
SUITE DETAILS

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



2855 S 44TH ST | SUITE 104

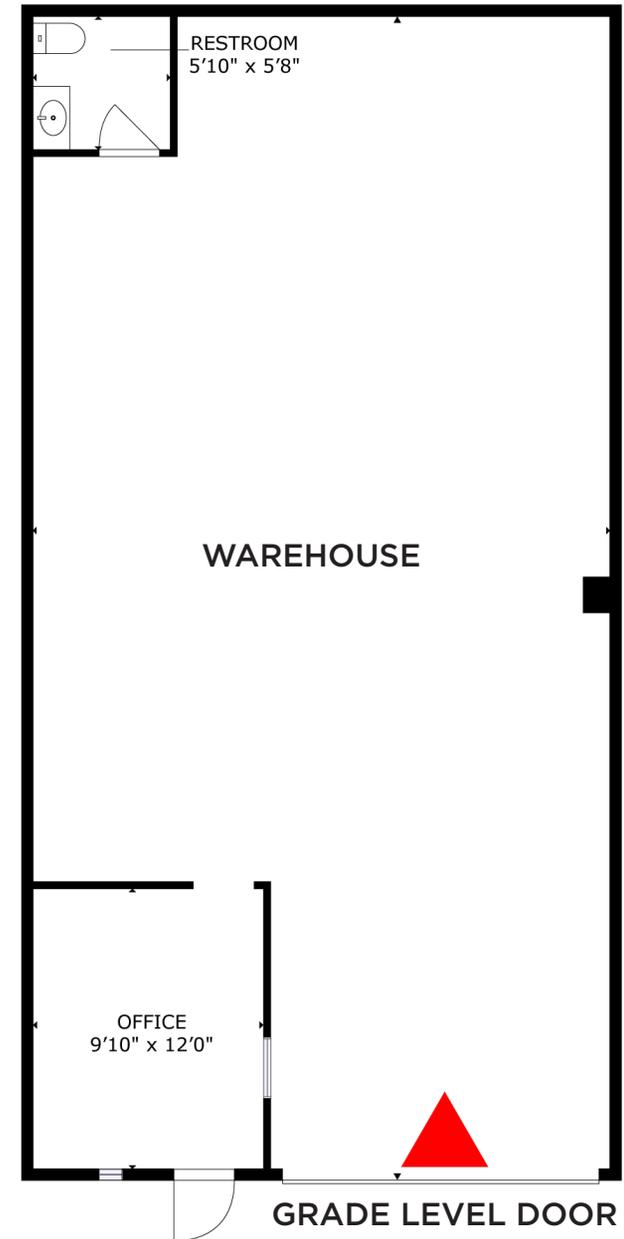
SUITE DETAILS

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



2855 S 44TH ST | SUITE 105

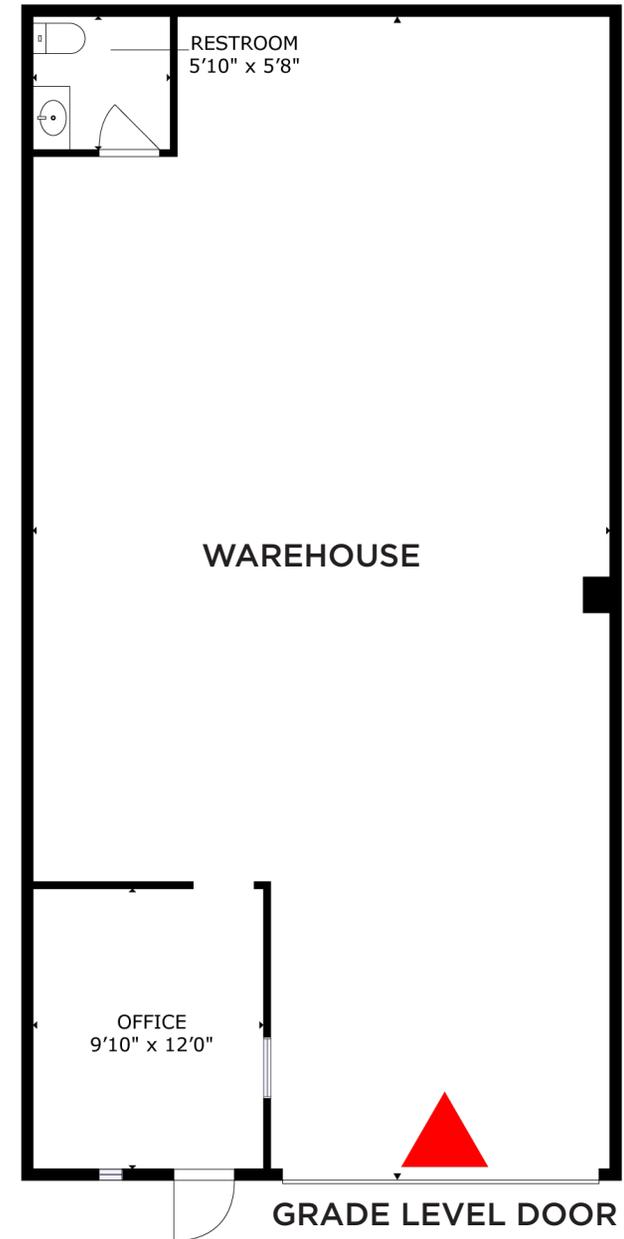
SUITE DETAILS

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



2855 S 44TH ST | SUITE 106

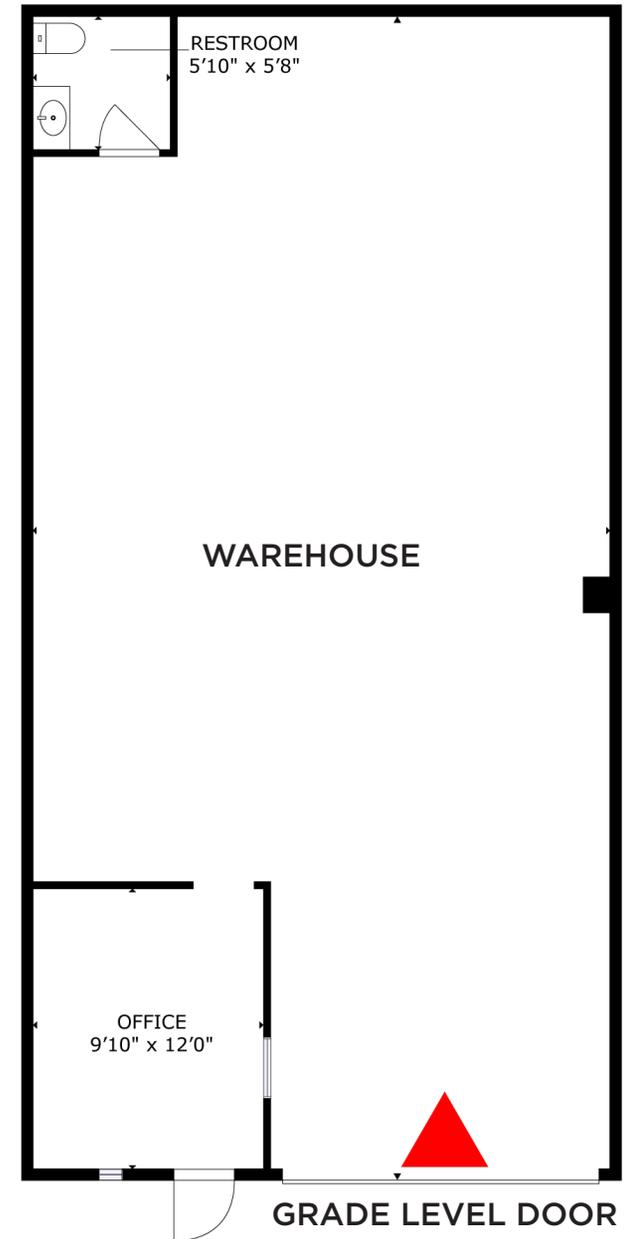
SUITE DETAILS

LEASE RATE: \$1.45/SF IG

SUITE SF: ±1,250 SF

SUITE HIGHLIGHTS

- 10' x 10' Grade Level Door
- EVAP cooled
- 12' clear height
- 200A of power
- Small office buildout
- Bathroom



2855 S 44TH ST | SUITE 107

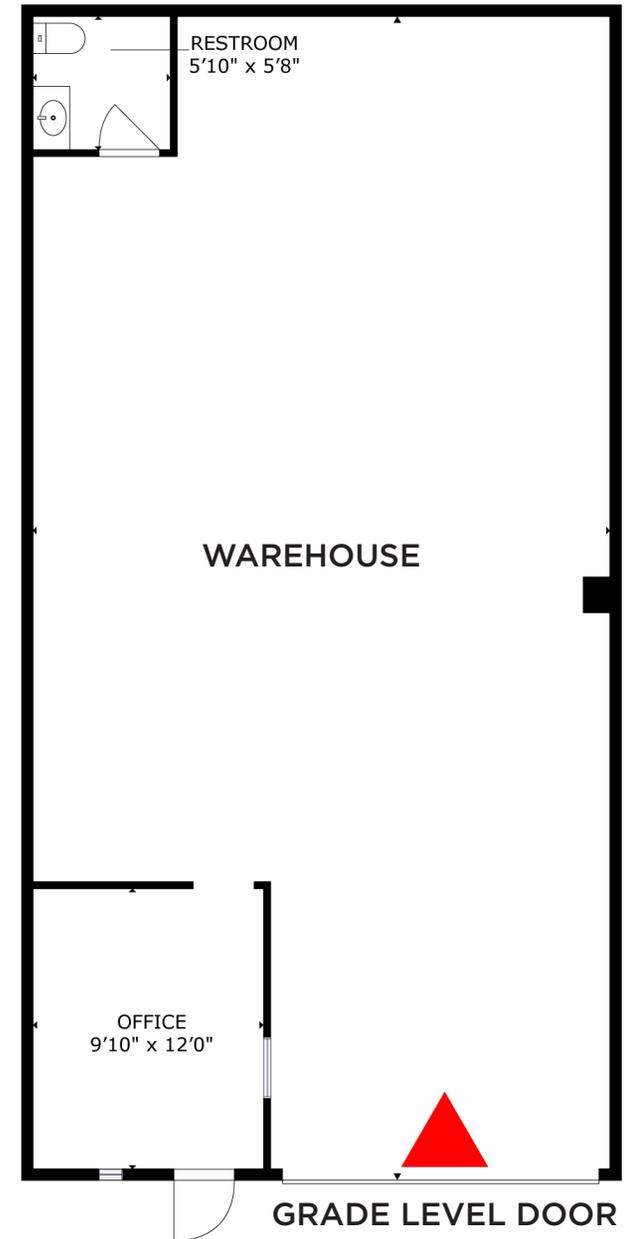
SUITE DETAILS

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



LOCATION HIGHLIGHTS

E UNIVERSITY DR | VPD: ±21,580

153

153



PHX

PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT

S 44TH ST | VPD: ±2,575

COVERED
STORAGE

STORAGE



AERIAL OVERVIEW



PHX

PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT

ARIZONA
143

LOOP
202

INTERSTATE
10

US
60

AVNET

GEORGE BRAZIL
24-HR SERVICE SINCE 1952
Air Conditioning • Heating

EWING
OUTDOOR SUPPLY

PillPack
by amazon pharmacy

amazon

SITE

E UNIVERSITY DR

ASM

DriveTime

Medtronic

PARKER
& SONS

OnTrac

MICROCHIP

ASU

University of
Phoenix

ZipRecruiter

ASPEN
UNIVERSITY

RIO SALADO COLLEGE
AMERICA'S ONLINE COMMUNITY COLLEGE

INTERSTATE
10

E BROADWAY RD

INTERSTATE
10

US
60

DEMOGRAPHICS

POPULATION



	1 MILE	3 MILES	5 MILES
2024	2,031	78,367	327,117
2029	2,168	85,108	354,561

HOUSEHOLDS

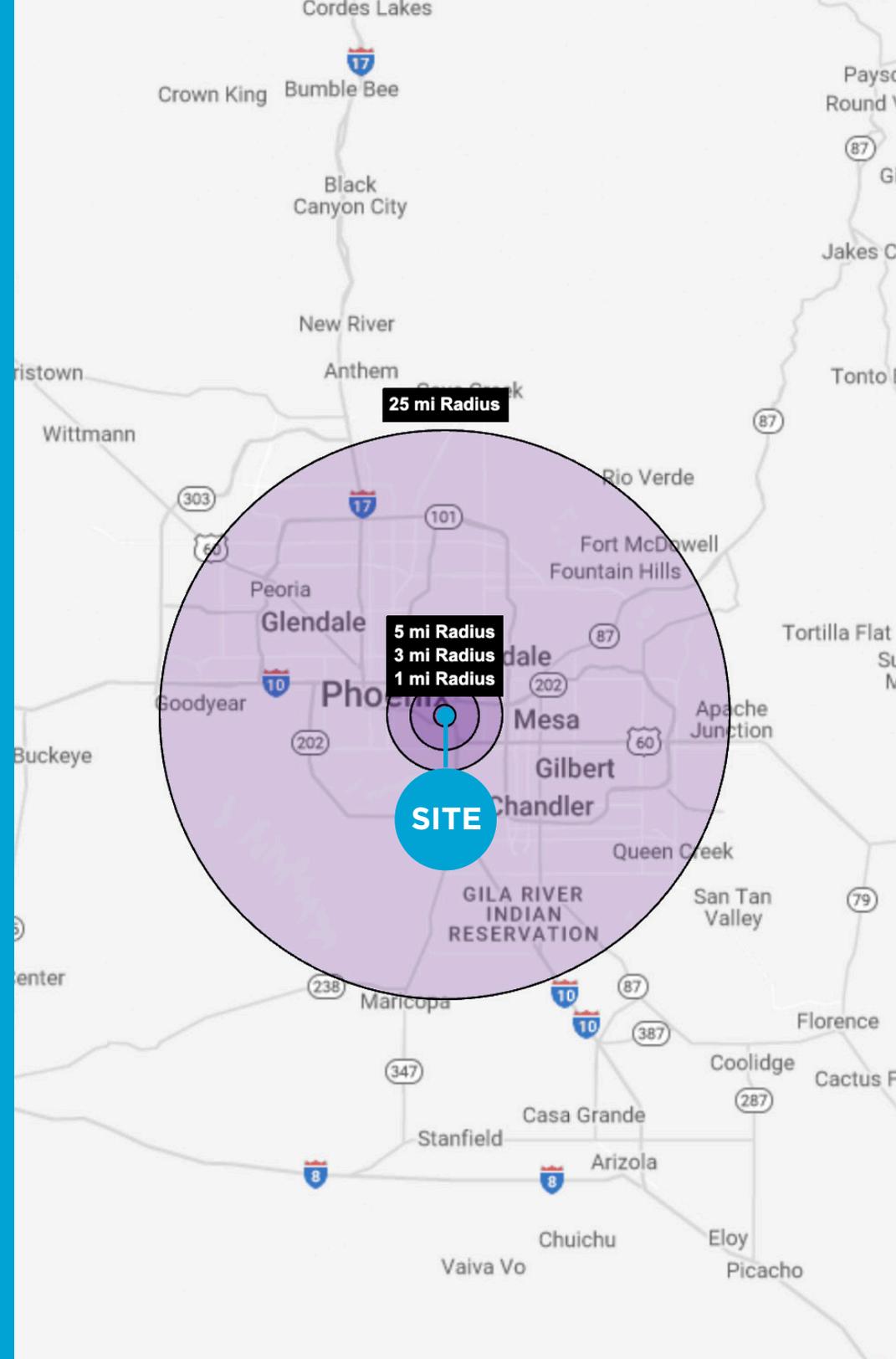


	1 MILE	3 MILES	5 MILES
2024	602	31,369	128,783
2029	646	34,143	139,973

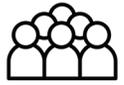
AVG. H.H. INCOME



	1 MILE	3 MILES	5 MILES
2024	\$62,871	\$71,327	\$78,674



PHOENIX CITY OVERVIEW



1.6M +
TOTAL POPULATION



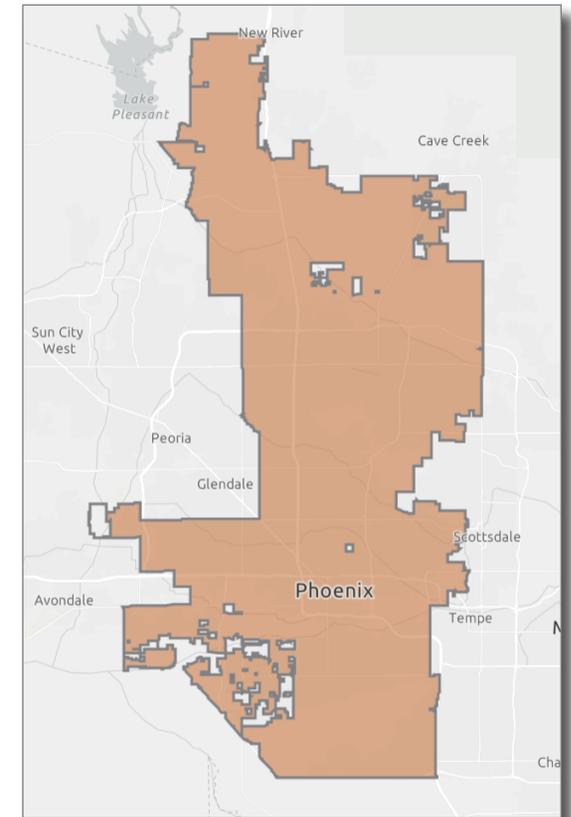
\$70K +
AVG HH INCOME

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).



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