

INDUSTRIAL CONDO FOR SUBLEASE

PEORIA INDUSTRIAL CENTRE - SUITE 105

8961 N 79 AVE. PEORIA , AZ 85345

PROPERTY INFO:

- Grand Ave/Olive Ave (0.35 miles)
- Loop 101/Olive Ave (1.5 miles)
- Zoning I-1 Light Industrial (City of Peoria)

AVAILABLE OCTOBER 2025

FEATURES:

- Size: 2,872 SF
- Year Built: 2006
- Power: 225 Amps / 120-208 3ph
- (1) 12x14 Roll up door (Remote)
- 20% Office Build Out
- Fire Sprinkled
- 5" Concrete Slab
- (2) Large Offices (2) Restrooms
- Coffee Bar
- 16' Clear Height
- Lease Expires 3/31/2028
- Lease Rate: \$4,000 /mo. Mod Gross

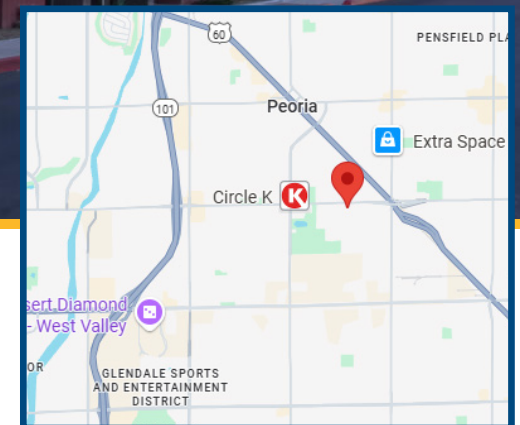
No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice."



Joe Welchert

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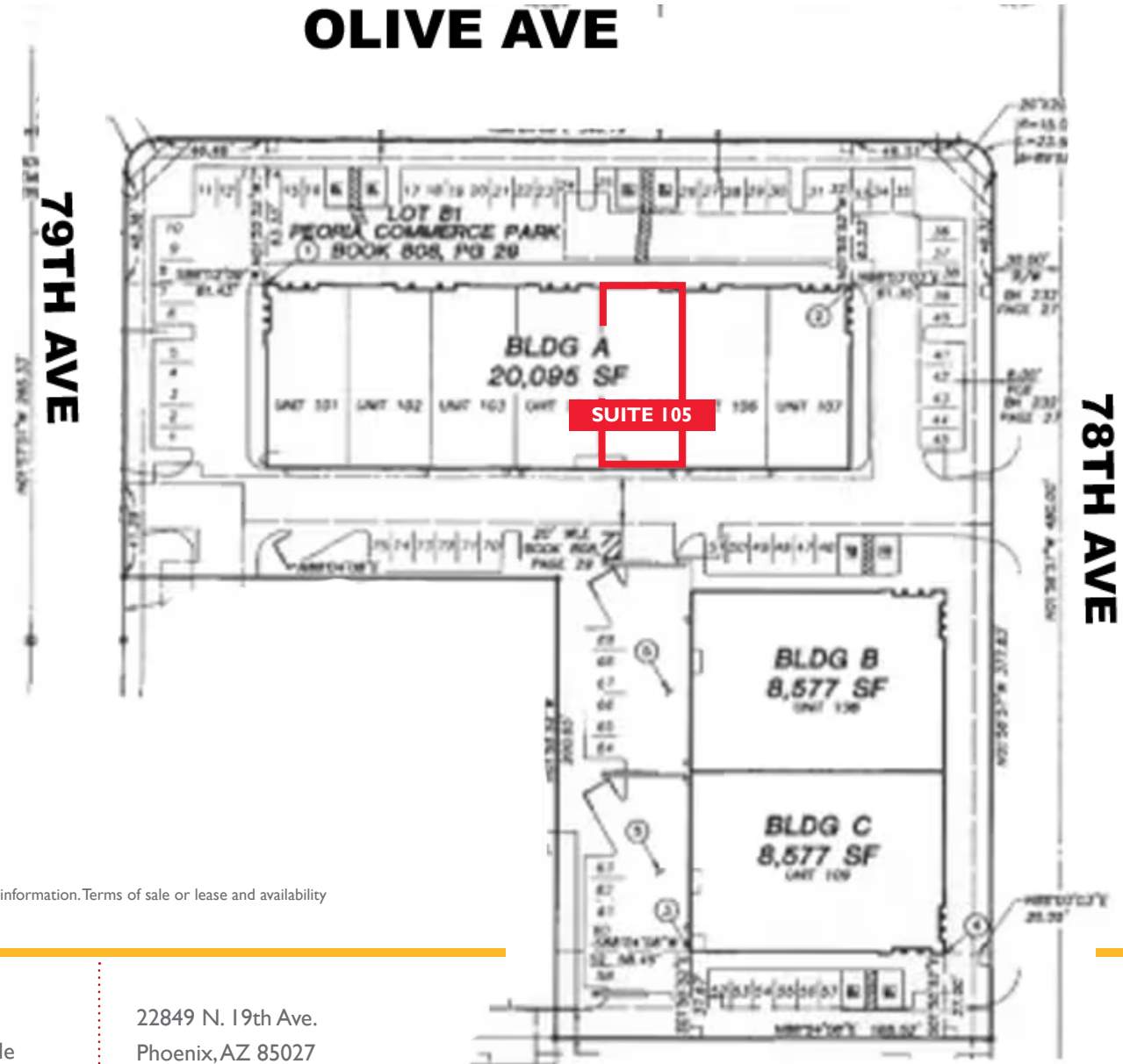
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