

Queen Creek Industrial Complex

SUITE SIZE: ±1,918 SF | YARD SIZE: ±16,348 SF

19349 E Germann Rd, Suite 6, Queen Creek, AZ 85412

YARD
±16,348 SF

SUITE 6
±1,918 SF

CONNEX
40'

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

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COMMERCIAL PROPERTIES INC.

Locally Owned, Globally Connected. CORFAC INTERNATIONAL

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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		
Available	Suite 6	Gated Yard	Connex
Size	1,918 SF	16,348 SF	40ft
Lease Rate	\$3,200/month	\$0.25/SF	\$500/month



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.

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Suite 6

1,918 SF | \$3,200/month

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

Gated Yard

16,348 SF | \$0.25/SF

- Includes 20' Rolling Gate
- Chain-Linked Perimeter Fence with 10' Block Wall on East Side of Yard
- Common Water
- Common Rest Room

Connex

40' | \$500/month

- Contact Agent For More Information



ELLIOT ROAD TECH CORRIDOR

Legend

- Corporate Tenants
- Amenities
- Residence
- Arizona State University

amazon

Google

Dynaletric
An EMCOR Company

niagara

Apple

LOOP 202

dexcom
ELECTRA MECCANICA
FUJIFILM
LENNOX
CAVU AEROSPACE

f

WARNER RD

American
Furniture Warehouse

HYUNDAI
NELLIS AUCTION

EASTMARK

SIGNAL BUTTE

MERIDIAN RD

IRONWOOD RD

RAY RD

ARIZONA 24

Gilbert Gateway
Town Center

SELLSWORTH

PhxMesa Gateway Airport

ASU Polytechnic Campus
Arizona State University

Cadence AT GATEWAY

Cadence AT GATEWAY

FUJIFILM

HORNE AUTO GROUP

LEGACY SPORTS

amazon

HYUNDAI

SKYBRIDGE ARIZONA

amazon

PECOS ADVANCED MANUFACTURING ZONE

ZE

POWER RD

APPLIED Industrial Technologies

PECOS RD

GERMANN RD

LOWE'S

CHC

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.

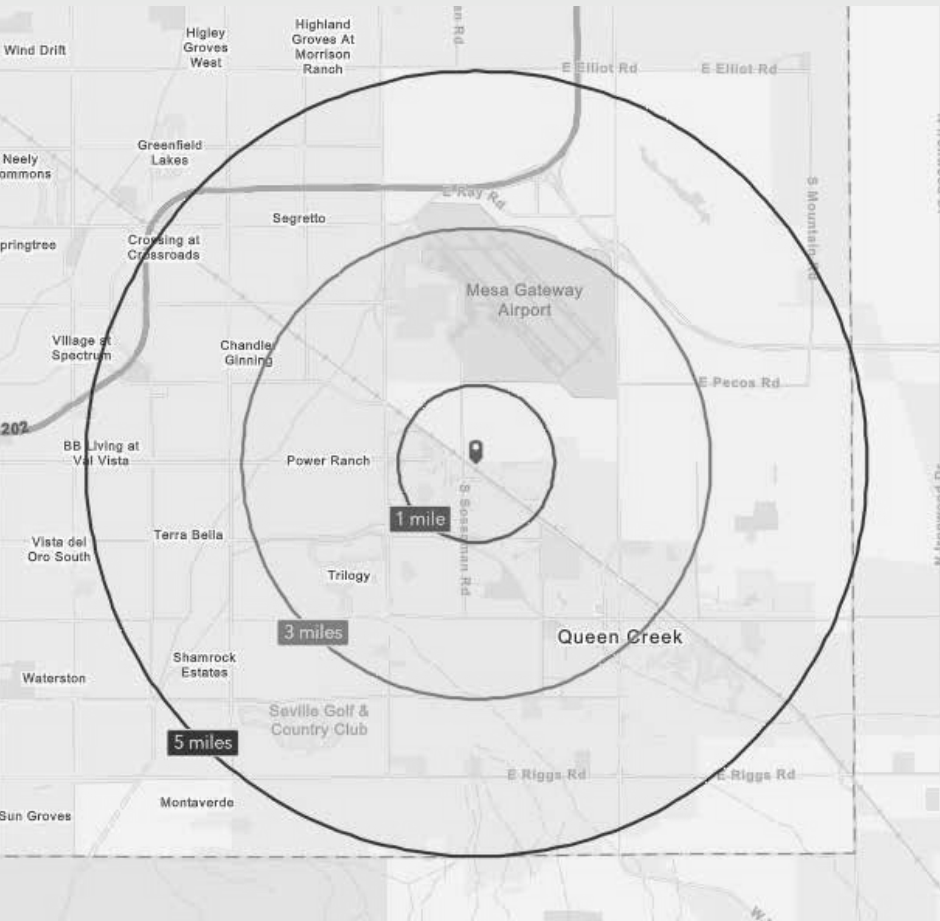
Key area highlights include:

- 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
 Population	6,999	62,479	188,529
 Households	1,858	19,310	58,198
 Average Household Income	\$122,977	\$131,311	\$137,396
 Median Home Value	\$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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