



INDUSTRIAL  
FLEX



BUILDING &  
WINDOW SIGNAGE



3,105 SF



SINGLE  
TENANT

# OLIVE AVENUE BUSINESS PARK

9299 W OLIVE AVE | SUITE 203 | PEORIA, AZ 85345 | FOR SALE

Eric Butler  
D 480.522.2813  
M 602.809.6570  
ebutler@cpiaz.com

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**COMMERCIAL PROPERTIES INC.**

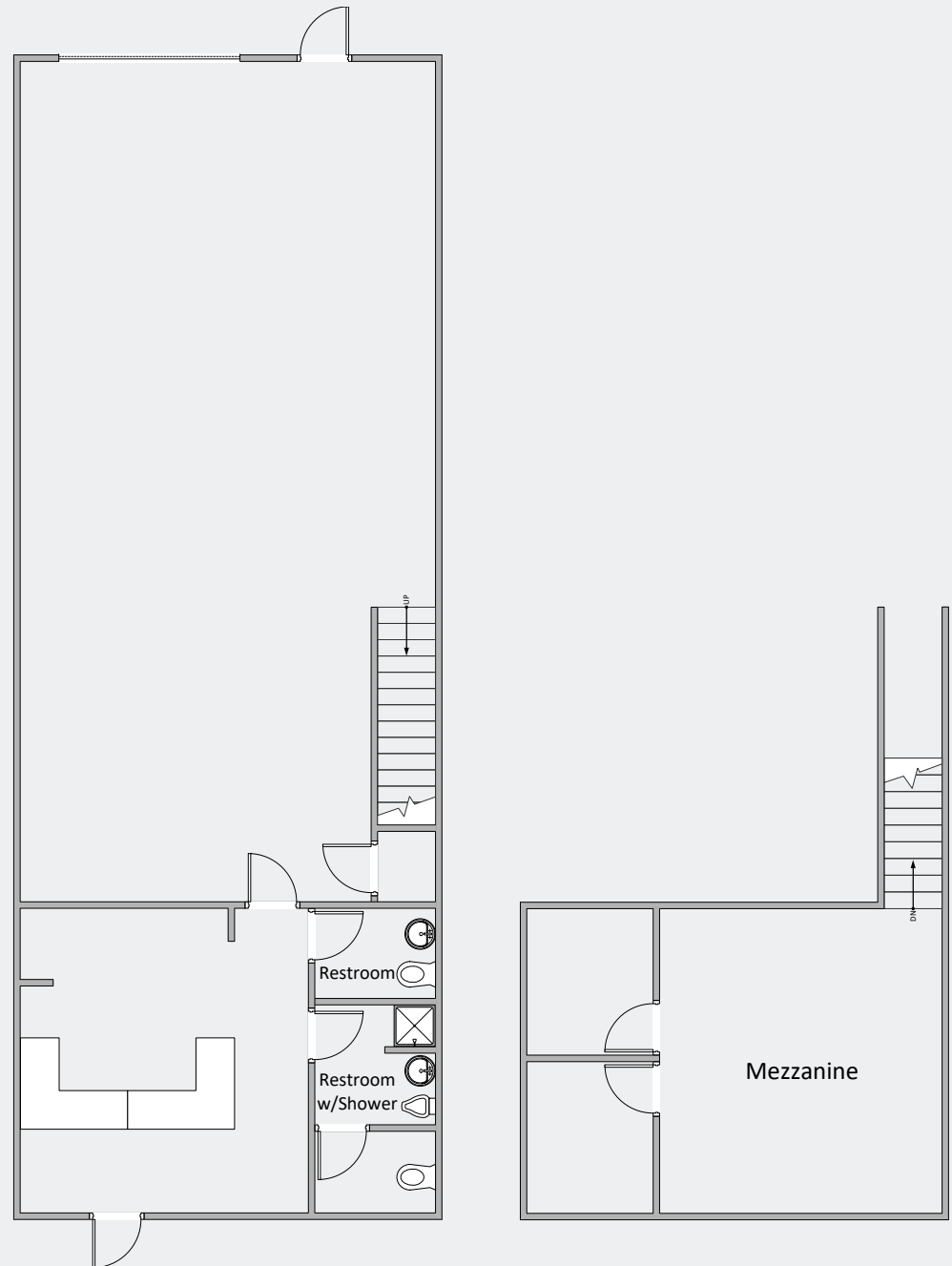
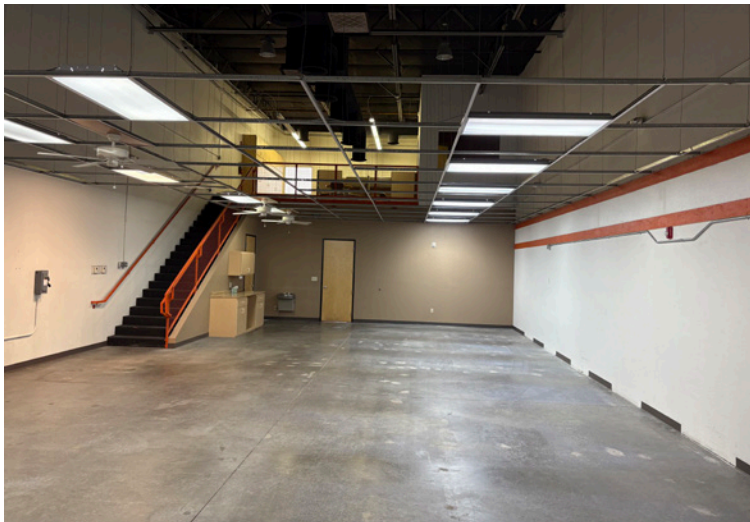
Locally Owned. Globally Connected. CORFAC

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | [www.cpiaz.com](http://www.cpiaz.com)

## Floor Plan

<b>Address</b>	9299 W Olive Ave, Suite 203 Peoria, AZ 85345
<b>Suite Size</b>	±3,105 SF
<b>Year Built</b>	2006
<b>Zoning</b>	BPI, City of Peoria
<b>Frontage</b>	Loop 101
<b>Build Out</b>	Industrial Flex
<b>Clear Height</b>	20'
<b>Grade Level Doors</b>	1 (12'x14')
<b>Cooling</b>	Fully Air Conditioned

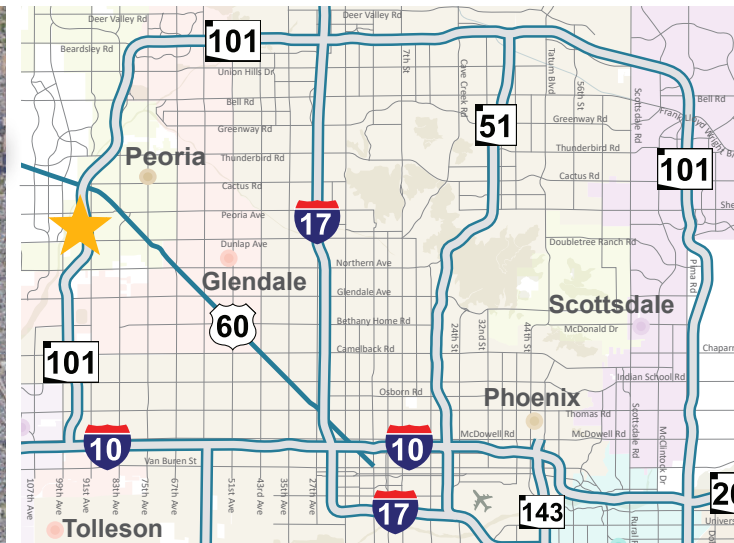
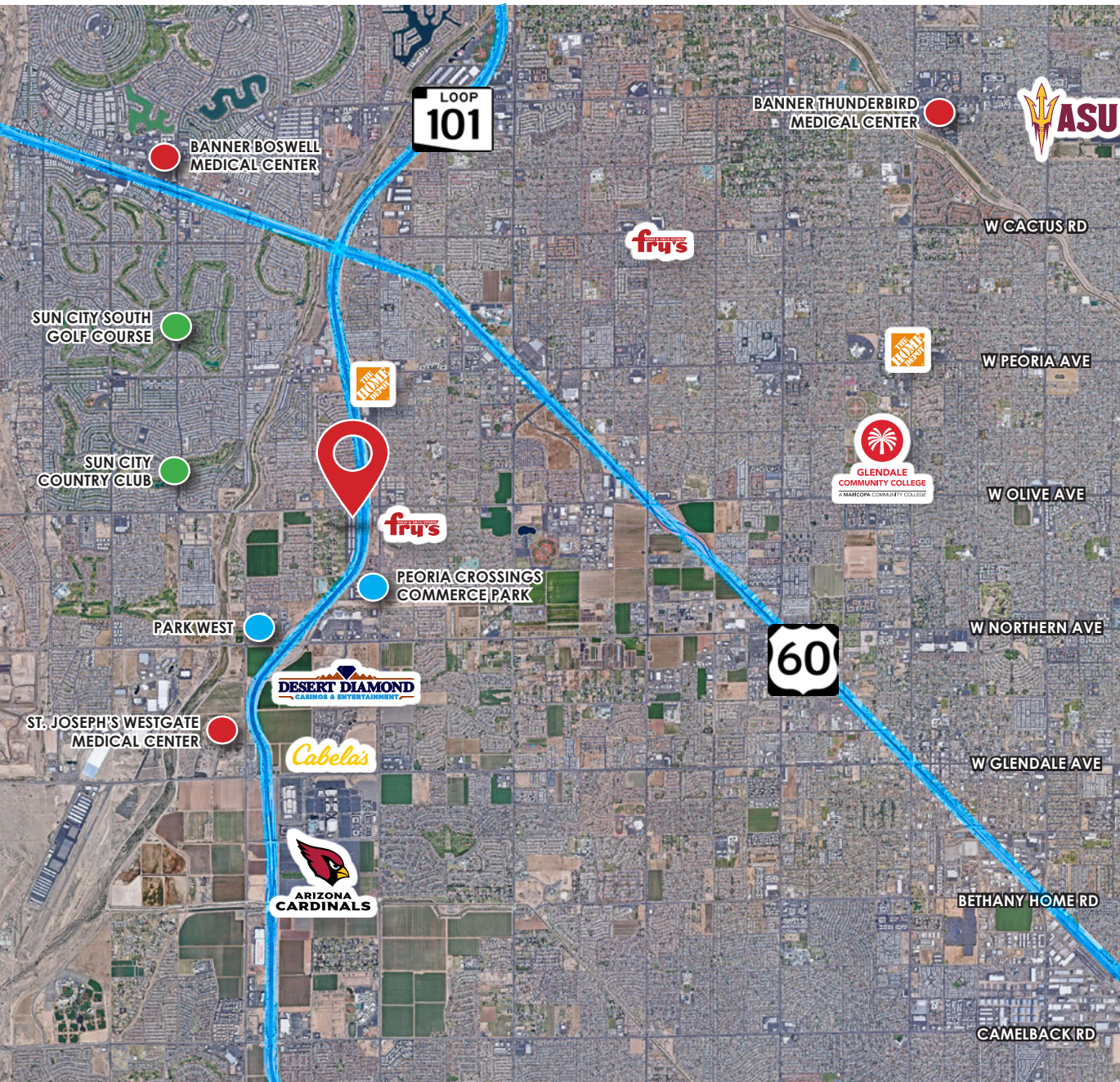
**Sale Price: \$799,000 (\$257.33 PSF)**











## **DEMOGRAPHICS**

5 miles

Population  
**314,782**

Households  
**112,925**

Median Household Income  
**\$61,154**

Median Age  
**37.8**

Total Businesses  
**8,871**

Total Employees  
**79,403**

Bachelor's/Grad/Prof Degree  
**18%**



