



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

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.

011226



COMMERCIAL PROPERTIES INC.

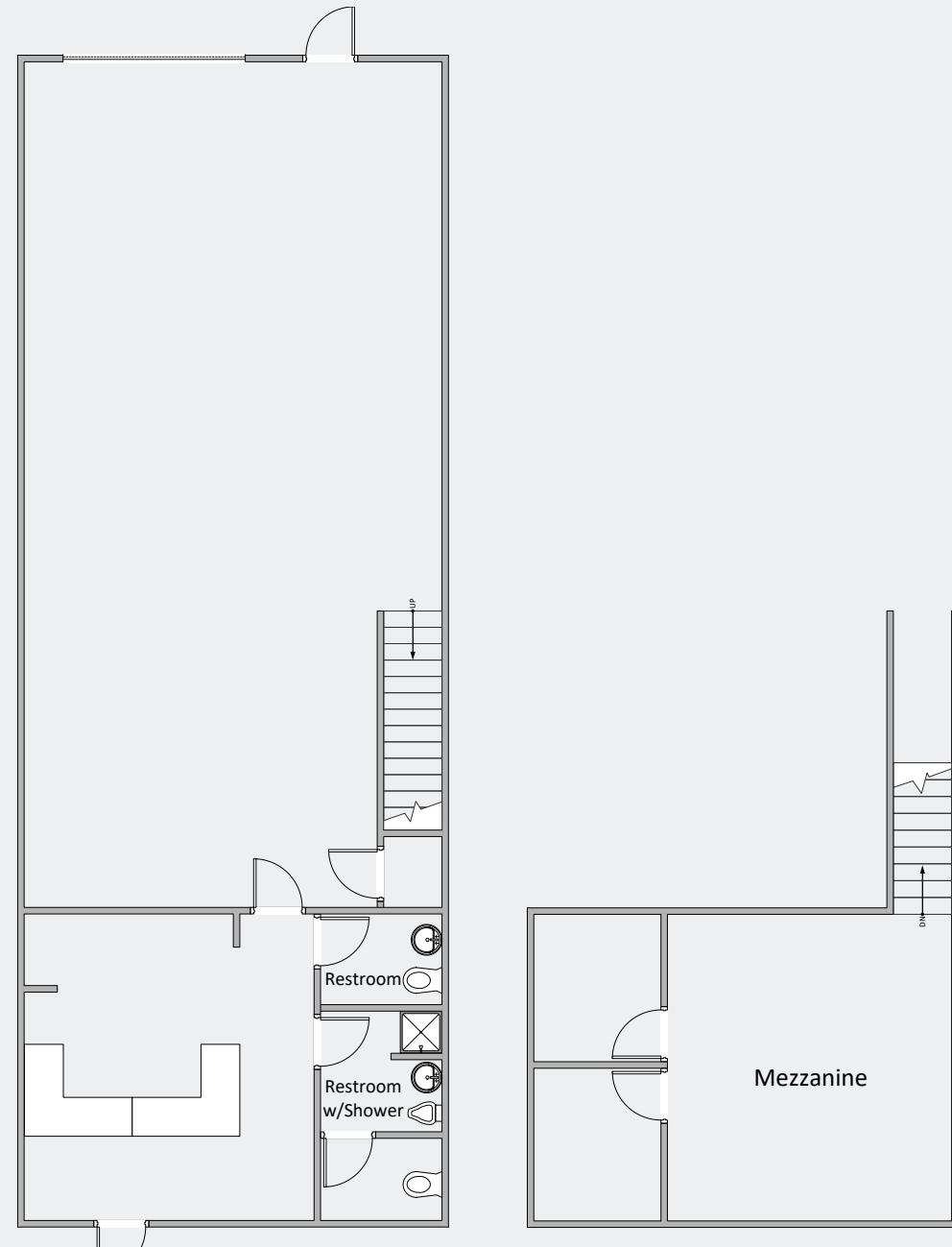
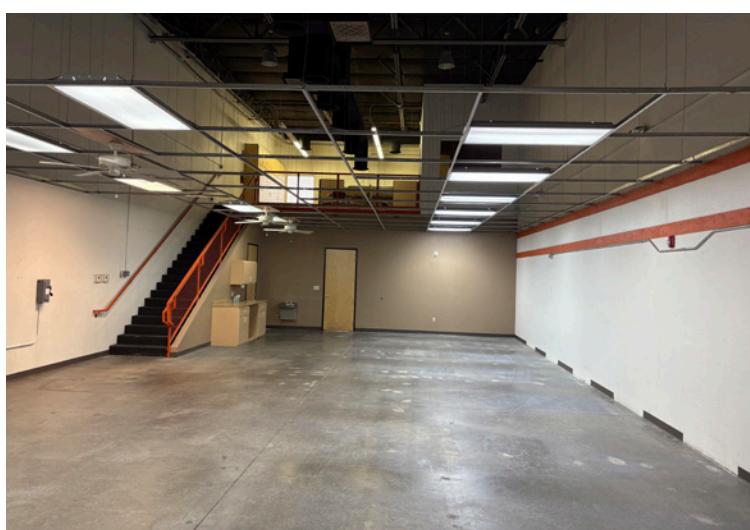
Locally Owned. Globally Connected. CORFAC

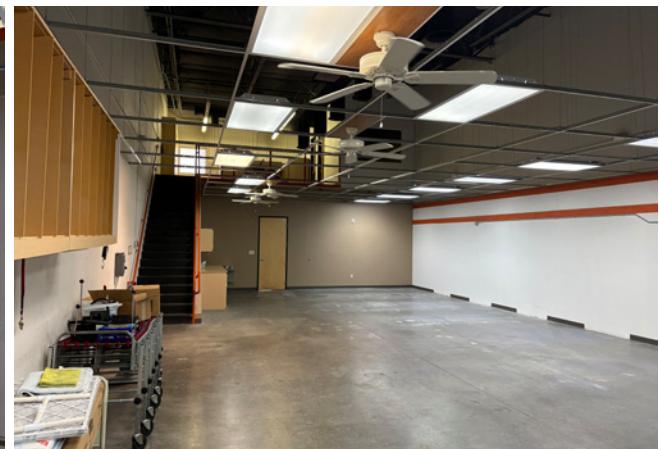
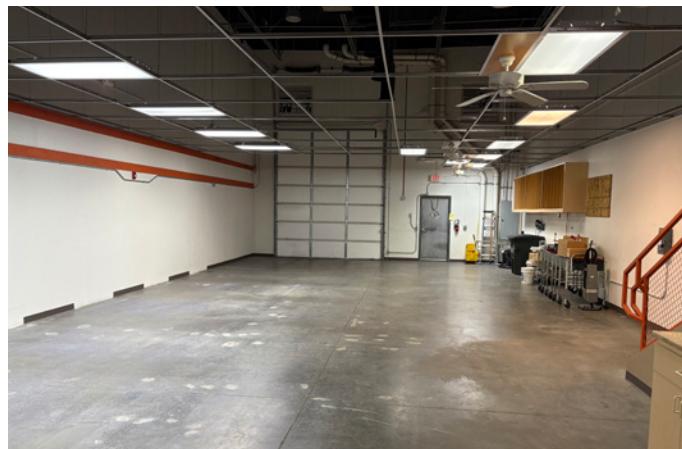
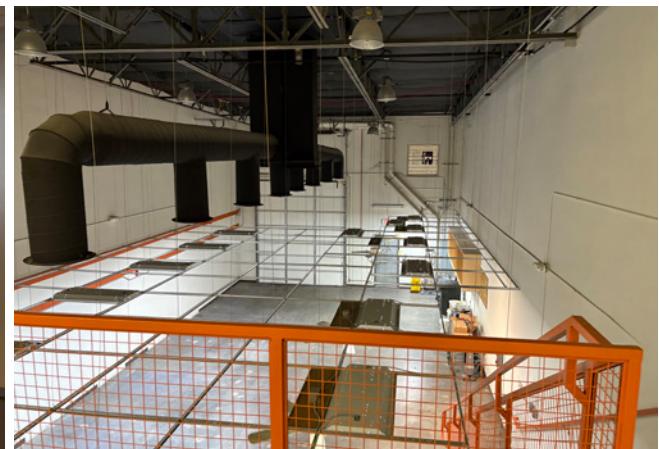
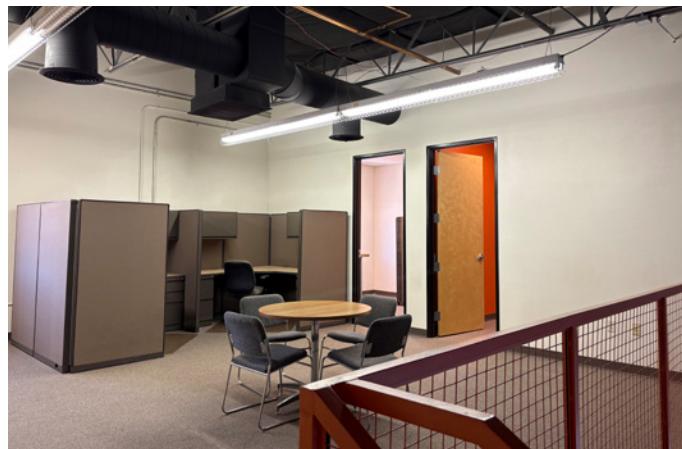
TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8767 E Via de Comercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

## Floor Plan

<b>Address</b>	9299 W Olive Ave, Suite 203 Peoria, AZ 85345
<b>Suite Size</b>	$\pm 3,105$ 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

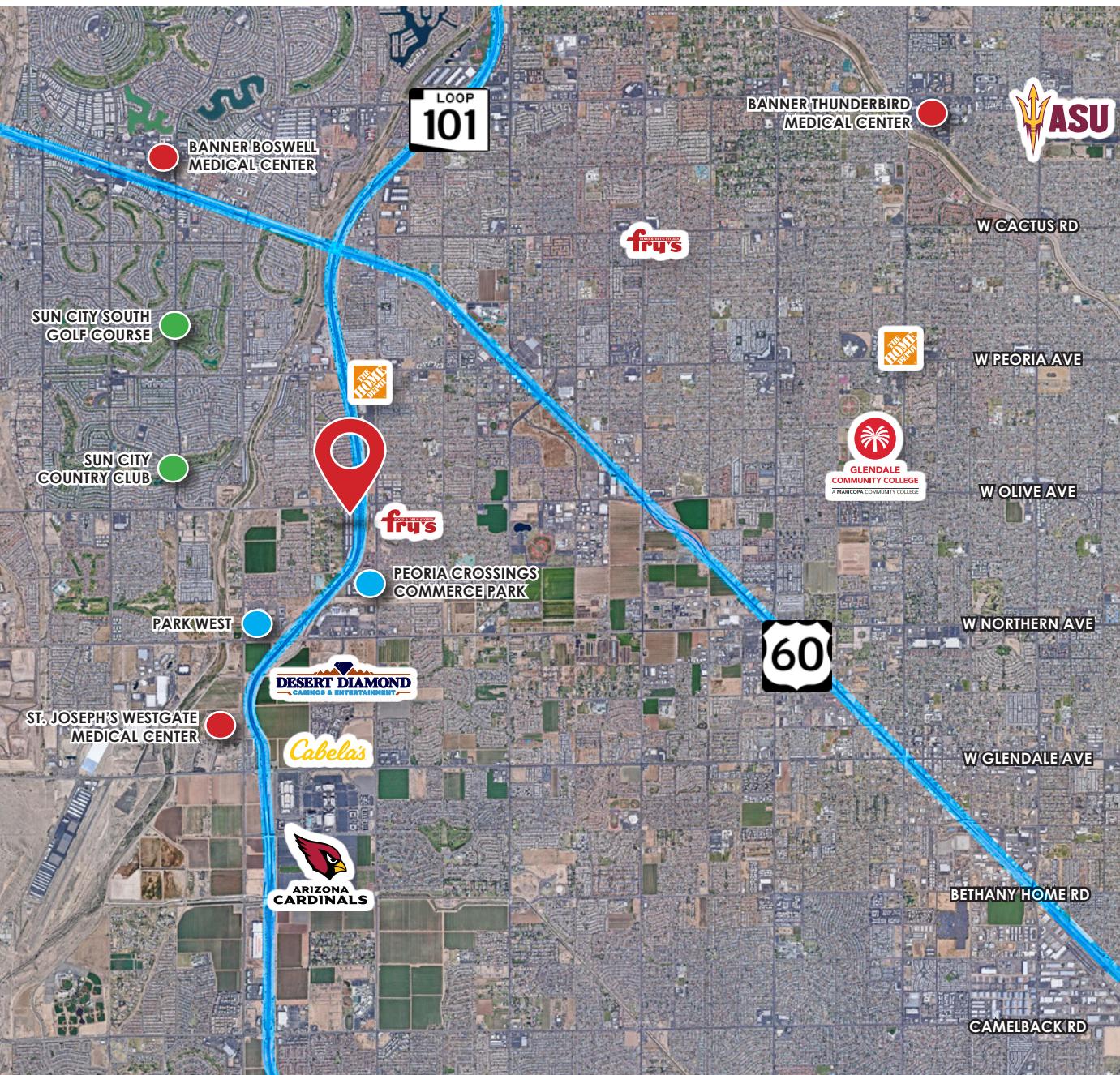
**Sale Price: \$799,000 (\$257.33 PSF)**





# OLIVE AVENUE BUSINESS PARK

**COMMERCIAL PROPERTIES INC.**  
Locally Owned. Globally Connected. CORPAC INTERNATIONAL



## 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%**

