



**AVAILABLE
FOR LEASE**

**SMALL BAY INDUSTRIAL
WITH YARD SPACE**

19349 E. GERMANN RD.
QUEEN CREEK, AZ 85412

MATT ZACCARDI
D: 480.966.7625
M: 602.561.1339
Mzaccardi@cpi.az.com



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. EO/FAE

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpi.az.com



About the Property

ADDRESS

19349 E Germann Rd
Queen Creek, AZ 85412

ZONING

I-1 Industrial, Queen Creek

LOT SIZE

±2.68 Acres (±116,689 SF)

POWER

208/120 240V, 225 AMPS
3 Phase/Bay

TENANCY

Multiple

Availabilities

Ste A (Office)

\$800 / Month Modified Gross

±262 SF Office

- Open Layout With Storage / Data Closet
- Common Parking
- Common Restrooms
- Mailbox

Suite 5

\$2,800 / Month Industrial Gross

±1,918 SF

- Reception
- 2 Offices (9'x9' & 7.5'x9'), Open Warehouse
- 100% Air Conditioned
- Common Parking
- Common Restrooms
- Mailbox

Yard

\$0.25 PSF / Month Industrial Gross

±7,068 SF

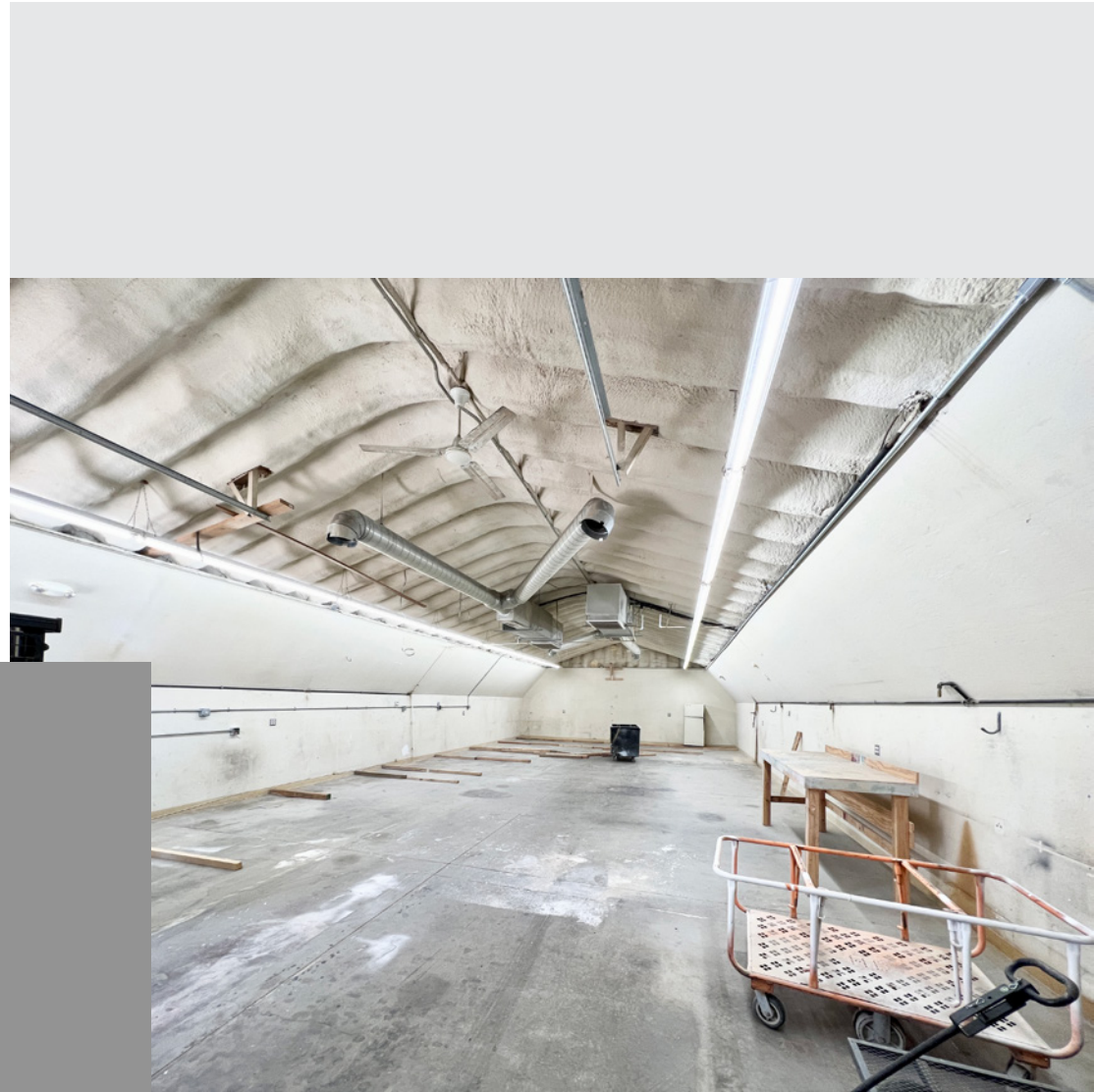
- Fenced



6 Freestanding Industrial Spaces & Contractor Yards on 2.68 Acres

All buildings are equipped with foam insulation for energy efficiency and come with 100% air conditioning for tenant comfort. Access is facilitated through 10' x 10' overhead doors and man door entries. Located at the intersection of Germann Rd., Sossaman Rd., and Rittenhouse Rd., the location offers convenience and security, with close proximity to Phoenix-Mesa Gateway Airport and Power Ranch.

The buildings offer an 11' clear height and 225 Amp, 3-Phase Power, with I-I zoning, making these properties adaptable to various business operations. Explore this versatile commercial space opportunity at the heart of Arizona's thriving business landscape.



Property Photos



Property Photos



INDUSTRIAL SPACE AVAILABLE FOR LEASE

**19349 E GERMANN RD
QUEEN CREEK, AZ 85412**

GILBERT GATEWAY TOWNE CENTER
TEXAS ROADHOUSE, TARGET, Applebee's, Chick-fil-ck, Starbucks, Walmart, ROSS DRESS FOR LESS, Michaels, UPS, McDonald's, DOLLAR TREE, POPEYES, Qdoba

San Tan Village

PhxMesa Gateway Airport

Legacy Sports Park

Higley High School

Queen Creek Solar

Langley Gateway Estates

Cornerstone at Queen Creek

Queen Creek Marketplace
BED BATH & BEYOND, Harkins THEATRES, KOHL'S, ROSS DRESS FOR LESS, PETSMART, TARGET

Gilbert Regional Park

American Leadership Academy

Loop 202

Eastmark

E Williams Field Rd

E Pecos Rd

E Germann Rd

E Queen Creek Rd

E Ocotillo Rd

E Chandler Heights Rd

S Greenfield Rd

S Higley Rd

S Power Rd

S Sossaman Rd

S Ellsworth Rd

E Rittenhouse Rd

Costco Wholesale

Fru's

McDonald's

Walmart

American Leadership Academy

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	7,907	65,361	181,523
2028 Population Projection	8,291	68,693	192,728
Annual Growth 2023-28	1.0%	1.0%	1.2%
Median Age	30.8	34.5	33.9
Bachelor's Degree or Higher	40%	41%	41%
2023 Households	2,696	23,337	62,930
2028 Household Projection	2,889	24,824	67,249
Avg Household Income	\$138,398	\$118,749	\$125,783
Median Household Income	\$112,577	\$100,148	\$108,653
Median Home Value	\$427,966	\$374,159	\$378,072
Median Year Built	2009	2008	2009
Owner Occupied HHs	2,352	19,613	52,599
Renter Occupied HHs	537	5,211	14,650
Avg Household Size	2.9	2.8	2.9
Total Consumer Spending	\$119.8M	\$954.1M	\$2.7B
Daytime Employees	754	11,584	29,609
Businesses	103	1,287	3,750

Local Market Leasing Trends

Average asking rents have surged over the past two years with annual growth peaking at 15.7% at the end of 2022. The rapid pace of gains is beginning to decelerate as the market normalizes. Nevertheless, rents have climbed 12.2% year over year, nearly doubling the submarket's 10-year historical average of 7.5% annually.

Industrial demand remains steady in the North Chandler/Gilbert Submarket as a host of distribution and advanced manufacturing tenants fill newly built properties. The submarket has key infrastructure advantages that attract industrial users, such as the Phoenix-Mesa Gateway Airport, ample freeway access, and the Union Pacific Railway. Additionally, the area's multiple opportunity zones as well as other public policy initiatives like the Pecos Advanced Manufacturing Zone and Elliot Road Technology Corridor provide favorable regulatory treatment to operators and builders. These factors helped drive 2.1 million SF of net absorption over the past 12 months, outpacing the five-year annual average of 1.7 million SF.

-COSTAR 2023