

PHOENIX INDUSTRIAL /  
FLEX BUILDING

FOR  
SALE

5202 S 39TH ST  
PHOENIX, AZ 85040

CONTACT INFORMATION

**CAMERON MILLER**  
ADVISOR  
cmiller@levrose.com  
480.294.6584

**LONDON MCKERNAN**  
PARTNER  
lmckernan@levrose.com  
480.294.6571

**MARK CASSELL**  
PARTNER  
mcassell@levrose.com  
480.868.8003

**JOE JONES**  
ADVISOR  
jjones@levrose.com  
480.257.7900



# EXECUTIVE SUMMARY

---

LevRose Commercial is pleased to present the opportunity to acquire 5202 S 39th St in Phoenix, Arizona, a  $\pm 14,214$  SF Industrial/flex building built in 1985. Suite 102 ( $\pm 3,424$  SF) is leased to JP3 Baseball under a gross lease through 5/31/2030 and currently pays \$4,006.08/Mo. Suite 102 was renovated in 2025 and has a hybrid cooled warehouse (HVAC/EVAP). Suite 101 ( $\pm 10,790$  SF) will be available for a user to occupy on 5/31/2026. The seller plans to redo the asphalt parking lot and paint the exterior of the building. The asking price is \$3,553,500 (\$250/SF) the seller is willing to carry a note.



5202 S 39TH ST | PHOENIX, AZ 85040

# PROPERTY DETAILS

LISTING ADDRESS	5202 S 39TH ST PHOENIX, AZ 85040
SALE PRICE	\$3,553,500 (\$250/SF)
BUILDING SIZE	±14,214 SF (Suite 101: ±10,790 SF Suite 102: ±3,424 SF)
LOT SIZE	±46,040 SF (±1.06 AC)
ZONING	IND. PK 
PARCEL	122-76-079, 122-76-080



PROPERTY DETAILS

5202 S 39TH ST | PHOENIX, AZ 85040

# PROPERTY HIGHLIGHTS

## SUITE 101

- 15' clear height
- Three (3) grade level doors
- Evap cooled warehouse
- Metal mezzanine storage in warehouse
- 800A 208/120V 3 Phase power
- Secured yard
- 9 private offices
- 3 large bullpens
- Conference room
- Kitchenette
- Available to occupy June 1st, 2026

## SUITE 102

- 15' clear height
- 400A 208/120V 3 Phase power
- One (1) grade level door
- HVAC & EVAP cooled
- Open office
- Reception
- Renovated 2025
- Leased through 5/31/2030
- Tenant pays \$4,006.08/Mo Gross





# PHX

PHOENIX SKY HARBOR  
INTERNATIONAL AIRPORT



LOOP 202

ARIZONA 51

ARIZONA 143

LOOP 202

INTERSTATE 17

US 60

LOOP 101

INTERSTATE 10

US 60

US 60





# PHOENIX CITY OVERVIEW

---

## GROWING POPULATION

The City of Phoenix a fast-paced and dynamic city with a welcoming attitude towards its residents and businesses. Phoenix is the 5th largest city in the United States, and currently houses more 1.6M residents with the median age being 34 years old. The population grew 11.2% in between 2010-2020, and the city is still seeing businesses and families alike relocating to the city. Phoenix has plenty to offer its residents and visitors, including more than 185 golf courses, 10 luxurious resorts, the finest dining in the state, and more than 50 miles of hiking, biking, and horseback riding trails.

## BUSINESS IN PHOENIX

There are currently close to 50,000 businesses in Phoenix and over 750,000 employees. Entertainment, travel, and apparel are the most popular business sectors residents spend their income on. Phoenix is home to corporate headquarters of five Fortune 500 companies: Avnet, Freeport-McMoRan, Republic Services, Magellan Health and Sprouts Farmers Market (2021).



CAMERON MILLER, ADVISOR  
cmiller@levrose.com  
480.294.6584

LANDON MCKERNAN, PARTNER  
lmckernan@levrose.com  
480.294.6571

MARK CASSELL, PARTNER  
mcassell@levrose.com  
480.868.8003

JOE JONES, ADVISOR  
jjones@levrose.com  
480.257.7900

# LEVROSE

COMMERCIAL REAL ESTATE



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

[WWW.LEVROSE.COM](http://WWW.LEVROSE.COM)