

# WAREHOUSE STORAGE SPACE RARE SUBLEASE OPPORTUNITY

3443 W EARLL DR | PHOENIX, AZ 85017

**\$5,000/MO FULL SERVICE**  
(\$0.77 PSF) LEASE RATE



**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.cpi.az.com](http://www.cpi.az.com)

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# WAREHOUSE STORAGE SPACE

## 3443 W EARLL DR | PHOENIX, AZ 85017

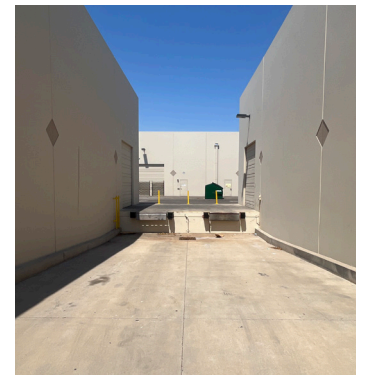
- WAREHOUSE STORAGE ONLY - NO OFFICE SPACE

Current office tenant expressed interest in extending for an additional three (3) years. Alternatively, the space may be available for a new tenant with occupancy beginning 06/01/26, or on a mutually agreed date.

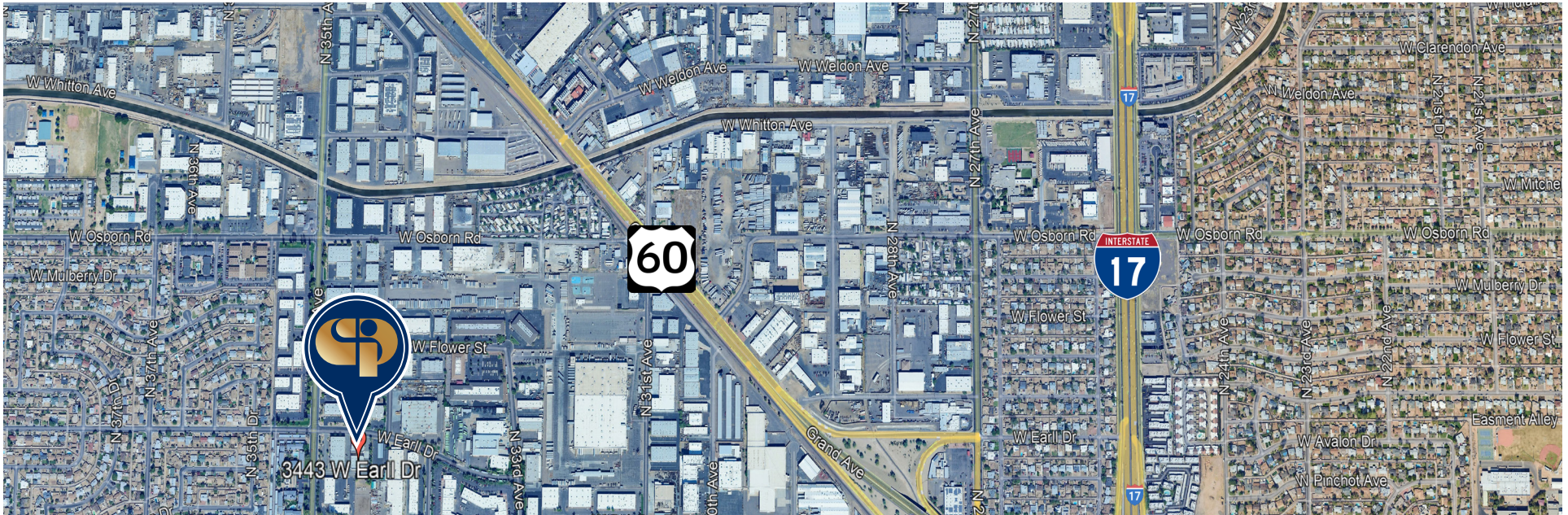


### AVAILABLE SPACE: ±6,500 SF

- 20' Clear Height
- 2 Grade Level Doors
- 1 Truck Level Door
- 480V / 400A
- Phase 3 / Zoned I-9, City of Phoenix
- Restroom
- **\$5,000/MO (\$0.77 PSF) Full Service**







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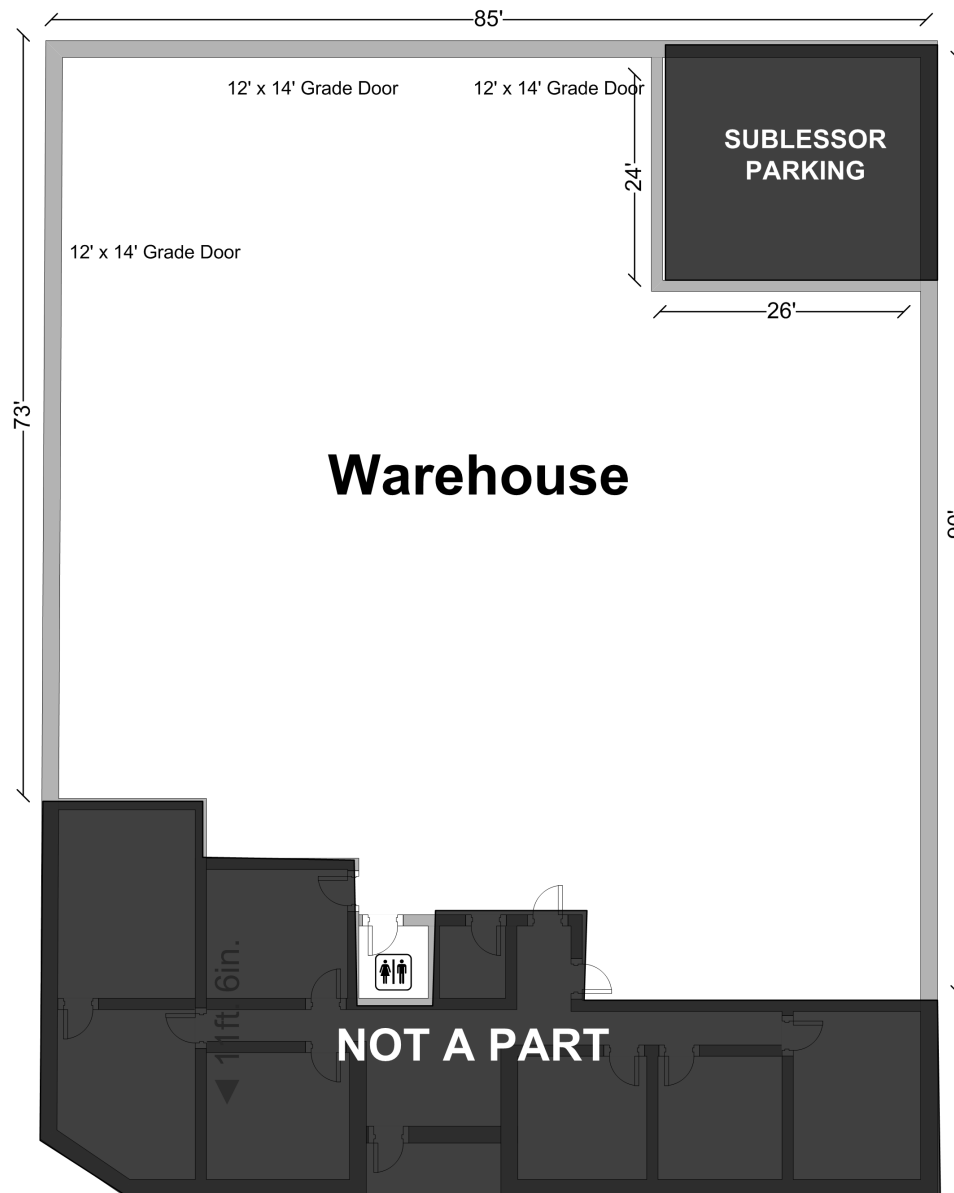
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EXCLUSIVELY REPRESENTED BY



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