

# GRANITE COMMERCE CENTER

±13,576 SF INDUSTRIAL AVAILABLE



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CORPAC

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

## JEFF HAYS

D: 480.889.2552

M: 602.373.8800

JHAYS@CPIAZ.COM

## SAM RUTLEDGE

D: 480.621.3292

M: 602.397.6655

SRUTLEDGE@CPIAZ.COM

# AVAILABLE FOR SUBLEASE

405 N. 75TH AVE, SUITE 118, PHOENIX, AZ 85043

405 N. 75TH AVE, SUITE 118, PHOENIX, AZ 85043

# ABOUT THE PROPERTY

<b>TOTAL BUILDING SIZE</b>	±118,908 SF
<b>SUITE SIZE</b>	±13,576 SF
<b>OFFICE SPACE</b>	±1,065 SF
<b>LAYOUT</b>	Reception, 2 Offices, 1 Break Room, 2 Restrooms, (1 Warehouse Restroom and 1 Office Restroom)
<b>POWER</b>	400 Amps, 277/480 Volt, 3-Phase Power
<b>FIRE SPRINKLERED</b>	100%
<b>WAREHOUSE COOLING</b>	Evap Cooled
<b>LOADING</b>	(4) DH Doors — Portable Ramp Included with Sublease
<b>CLEAR HEIGHT</b>	24-25'
<b>APN</b>	102-42-006
<b>ZONING</b>	I-P (Industrial Park)
<b>SUBLEASE EXPIRATION DATE</b>	5/31/2027



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

## JEFF HAYS

**D:** 480.889.2552

**M:** 602.373.8800

[JHAYS@CPIAZ.COM](mailto:JHAYS@CPIAZ.COM)

## SAM RUTLEDGE

**D:** 480.621.3292

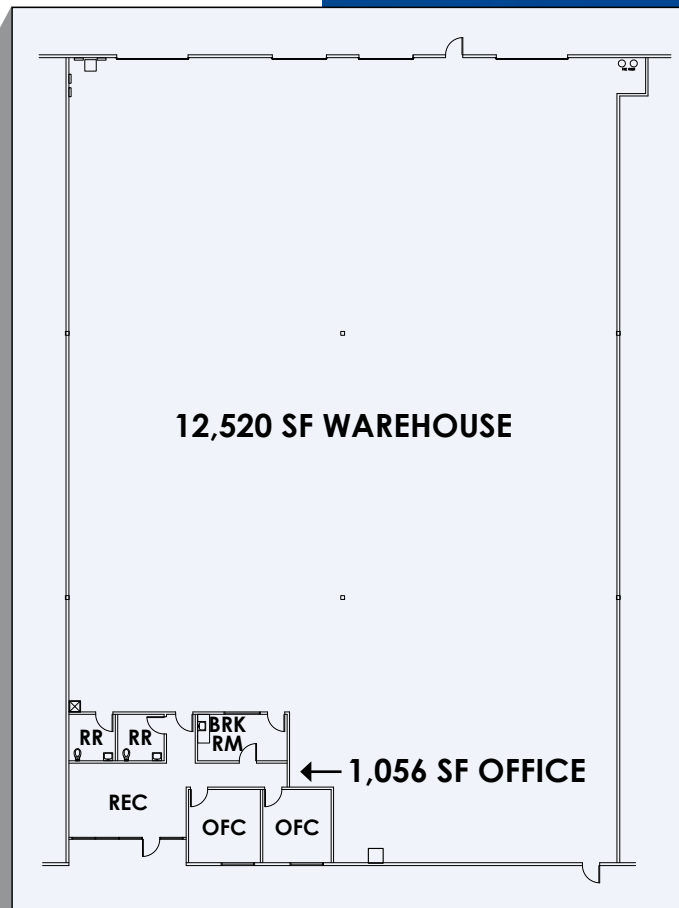
**M:** 602.397.6655

[SRUTLEDGE@CPIAZ.COM](mailto:SRUTLEDGE@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.

405 N. 75TH AVE, SUITE 118, PHOENIX, AZ 85043

# SITE PLAN



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. 06 19 26

405 N. 75TH AVE, SUITE 118, PHOENIX, AZ 85043

# AERIAL MAP

