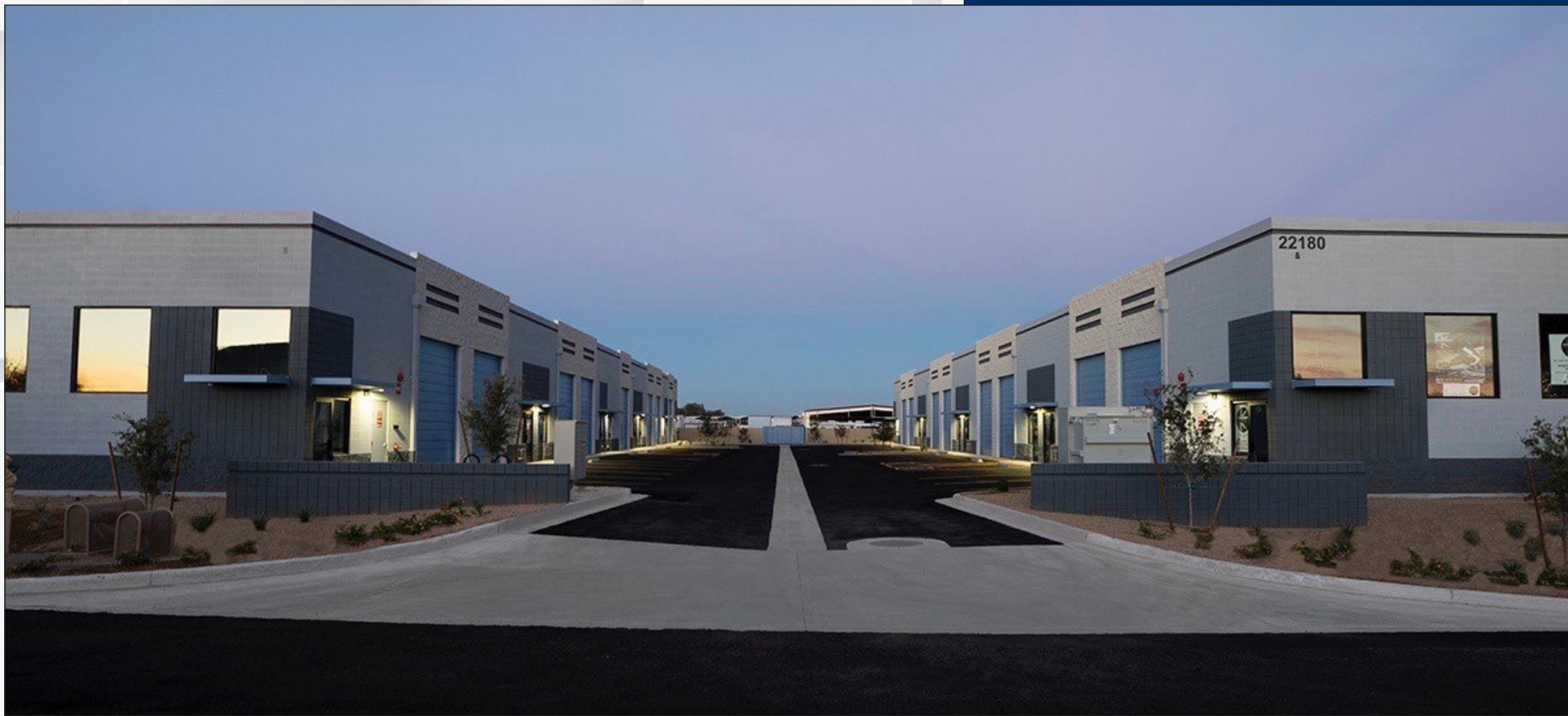


# INVERNESS INDUSTRIAL PARK

22180 S Scotland Ct  
Queen Creek, AZ

# COMMERCIAL WAREHOUSE SPACES FOR LEASE



Proudly Represented by Commercial Properties Incorporated

THE LEROY  
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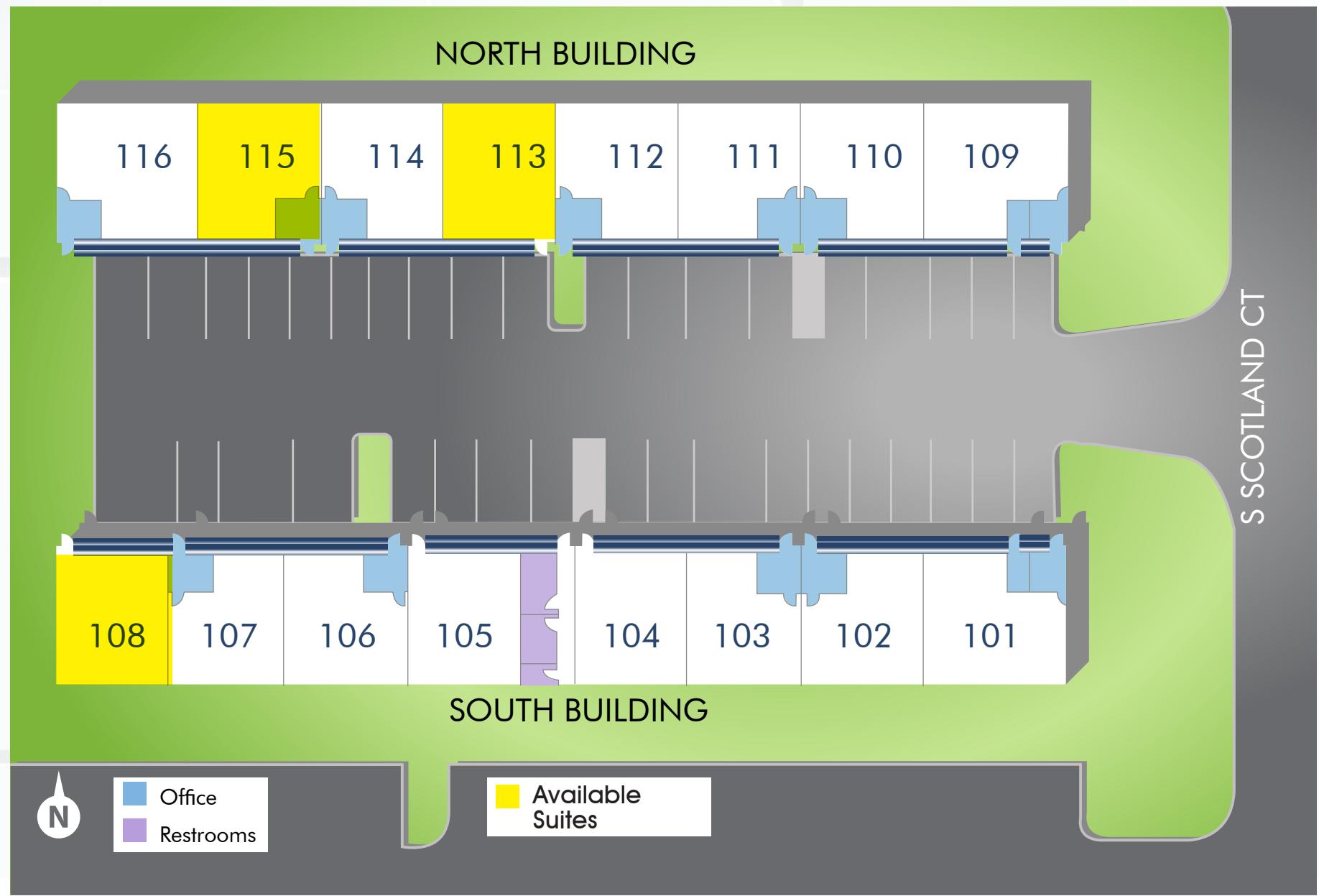
TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | [www.cpiaz.com](http://www.cpiaz.com)

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Effective: 03/13/25

# INVERNESS INDUSTRIAL PARK

WAREHOUSE SPACES  
QUEEN CREEK, AZ



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# INVERNESS INDUSTRIAL PARK

## ABOUT QUEEN CREEK

### QUEEN CREEK

Queen Creek is one of the best-kept secrets in Arizona. Exceptional climate (with 330 days of sunshine annually), natural recreational riches and a relaxed, rural lifestyle combine to fulfill the dreams and visions of those who relocate to one of America's best small towns.

Queen Creek's approximately 42,000 residents enjoy the benefits of small-town living close to a metropolitan area: low crime rates, easy commuting to and from metro Phoenix, excellent air quality and a variety of recreational activities, all elements of a low-stress lifestyle.

Queen Creek is a family place, where the residents take pride in independence. It's a "first name" community, where a person behind the counter isn't an uncaring stranger, but someone who will know you by name.

### SHOP THE QC

Queen Creek offers a variety of shopping options including retail and dining options at Queen Creek Marketplace, the Cornerstone at Queen Creek, Power Marketplace and Queen Creek Village. One of Arizona's newest shopping malls, San Tan Village, is just 15 minutes to the north.

### HIGH TECH INDUSTRY

Access to both rail and Phoenix-Mesa Gateway Airport, as well as large tracts of affordable land, have brought the Queen Creek area to the attention of industry. Both TRW and Arch Chemicals are located nearby.

### UNBEATABLE LOCATION

Queen Creek, in the southeast corner of Maricopa County, Arizona is within 10 minutes of Phoenix-Mesa Gateway Airport and 45 minutes of Sky Harbor International Airport. This small town is an oasis in the East Valley of the Phoenix metropolitan area.

WAREHOUSE SPACES  
QUEEN CREEK, AZ



PHOENIX-MESA GATEWAY AIRPORT



QUEEN CREEK MARKETPLACE



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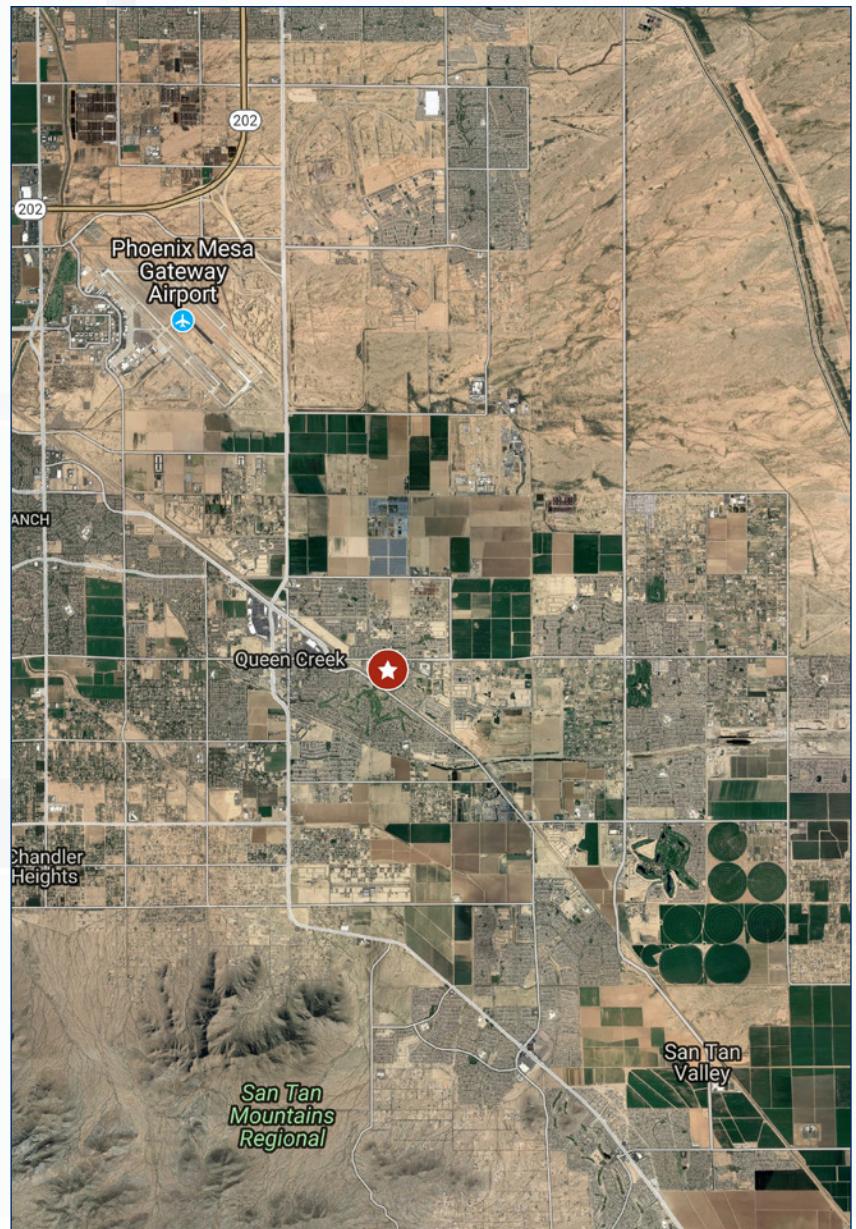
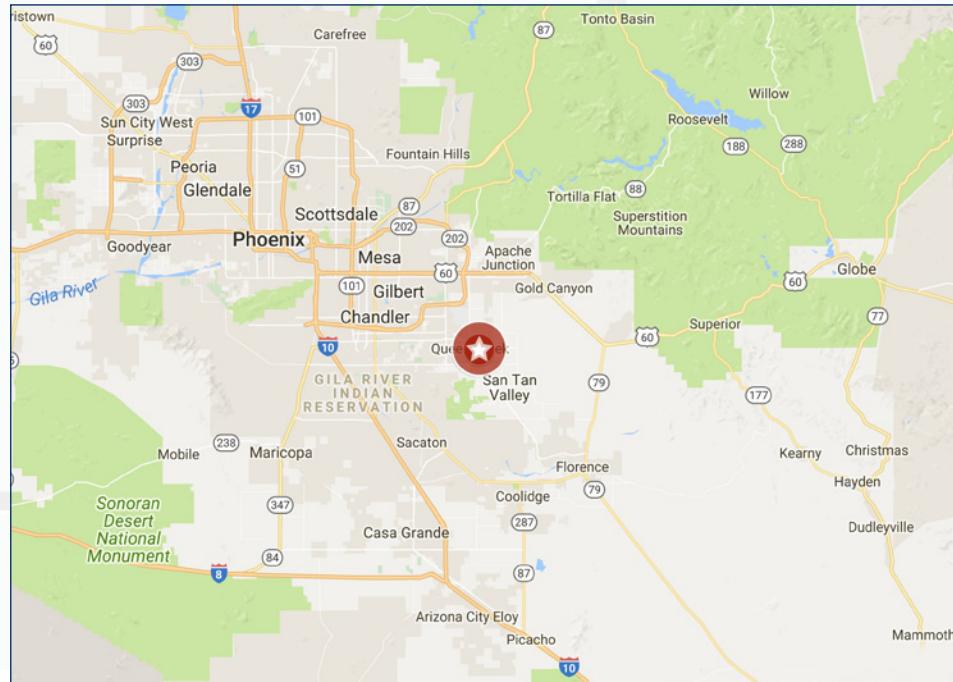
## DEMOGRAPHICS

### QUEEN CREEK

Estimated population: Approximately 40,000  
Median age: 30.3 years  
Median income: \$89,824  
Average education: 80% over 25 with some college

### 22180 S SCOTLAND CT

	1 Mile	3 Mile	5 Mile
2017 Population:	10,149	29,698	101,222
2017 Households:	3,256	9,281	31,816
Median HHI:	\$77,601	\$81,121	\$70,684



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