

INDUSTRIAL FOR SUBLLEASE

3106 W LINCOLN ST | PHOENIX, AZ 85009

±12,933 SF MADE UP OF FOUR FREESTANDING INDUSTRIAL BUILDINGS



LEASE RATE
\$9.60 PSF/YR/NNN
***NNN = \$2.51 PSF/YR**

Freestanding Warehouse w/ Yard
Near I-17 & I-10 Freeways

Brandon Koplin
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bkoplin@cpiaz.com

 **COMMERCIAL PROPERTIES INC.**
Locally Owned. Globally Connected. CPIAZ International

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

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AVAILABLE Building 3 | ±4,646 SF

SUBLEASE RATE \$9.60 PSF/YR/NNN
*NNN = \$2.51 PSF/YR

SUBLEASE EXPIRATION 11/30/2027

BUILD OUT Freestanding Warehouse w/ Yard

ZONING A-1, City of Phoenix

CLEAR HEIGHT 16'5"

GL DOORS 2 (14' x 14')

PARCEL 109-56-001



FEATURES

Easy Access to I-17 & I-10 Freeways

Located In Capitol Heights Industrial Park

W Lincoln St Frontage

DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES
2024 Population	12,139	78,231	350,192
2024 Households	3,236	24,895	113,125
Median HH Income	\$41,445	\$42,779	\$52,736

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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. 04 11 25



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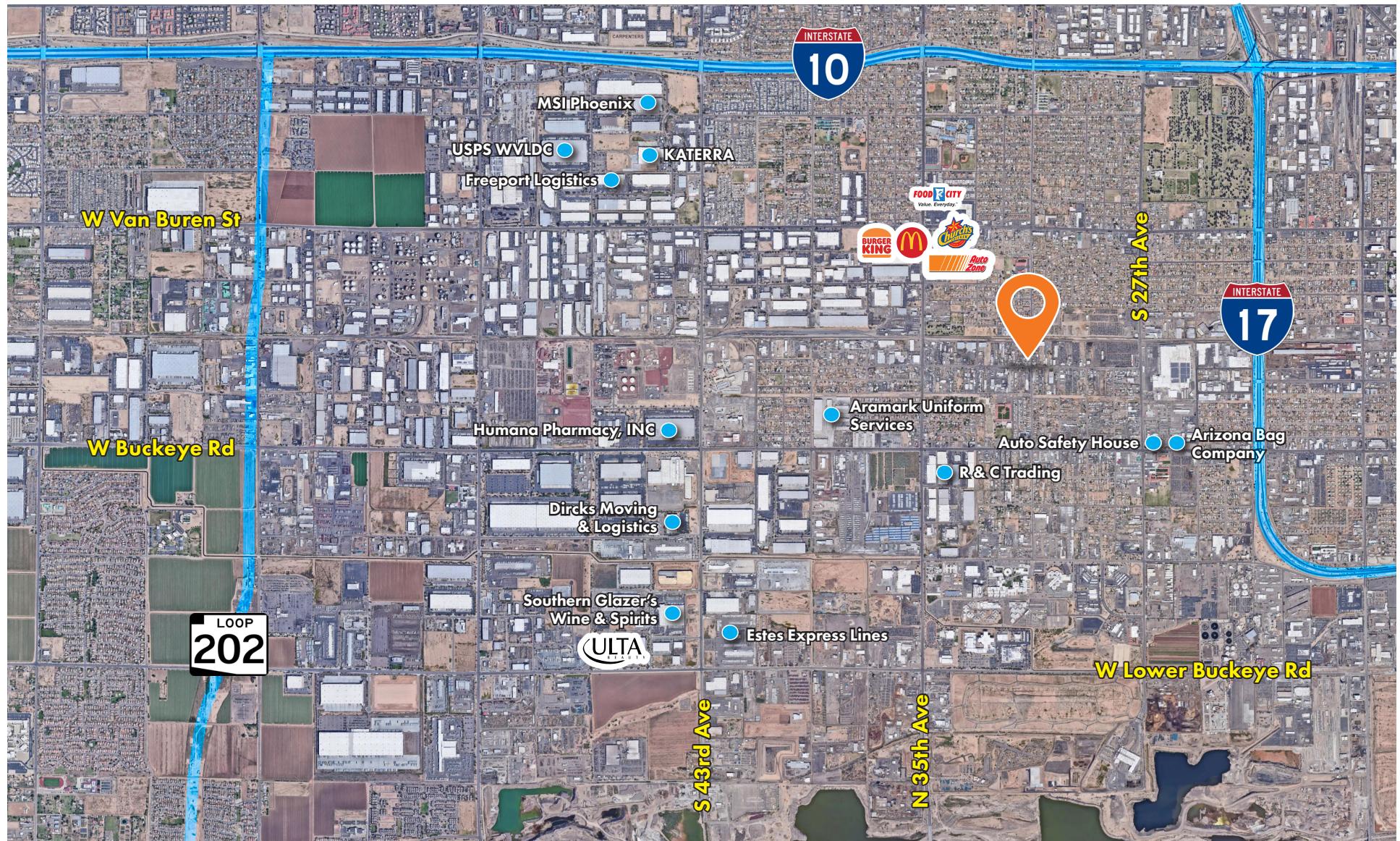
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