

**Industrial** | For Lease

**CBRE**

# 5250 S 31st Place

Phoenix, AZ

±18,272 SF Freestanding Industrial Building on ±1.01 acres





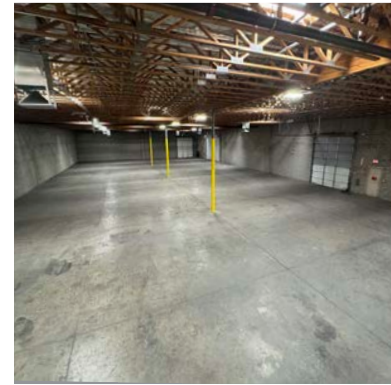


# Property Features

- + ±2,656 SF main floor office/showroom
- + ±806 SF second floor office
- + ±1,850 SF storage mezzanine area
- + ±12,960 SF warehouse
- + ±18,272 SF freestanding building on ±1.01 acres
- + Corner lot with drive through access
- + ±10,375 SF gated rear yard area, fenced and secured
- + 18' clear ceiling height
- + Evaporative cooling (new 2025)
- + Truckwell loading area
- + Three grade level loading doors (Two 12' x 14' and One 18' x 14')
- + 8 covered parking stalls
- + Renovations - Summer 2025:
  - New Roof, new exterior paint
  - New asphalt parking lot, new breakroom cabinets & sink
  - New interior flooring and paint in office/showroom
- + 800 amps 120/208v SES with 400 amps existing
- + Asking \$1.40/SF NNN
- + OpEx \$0.25/SF
- + Available immediately



# Renovated Interior

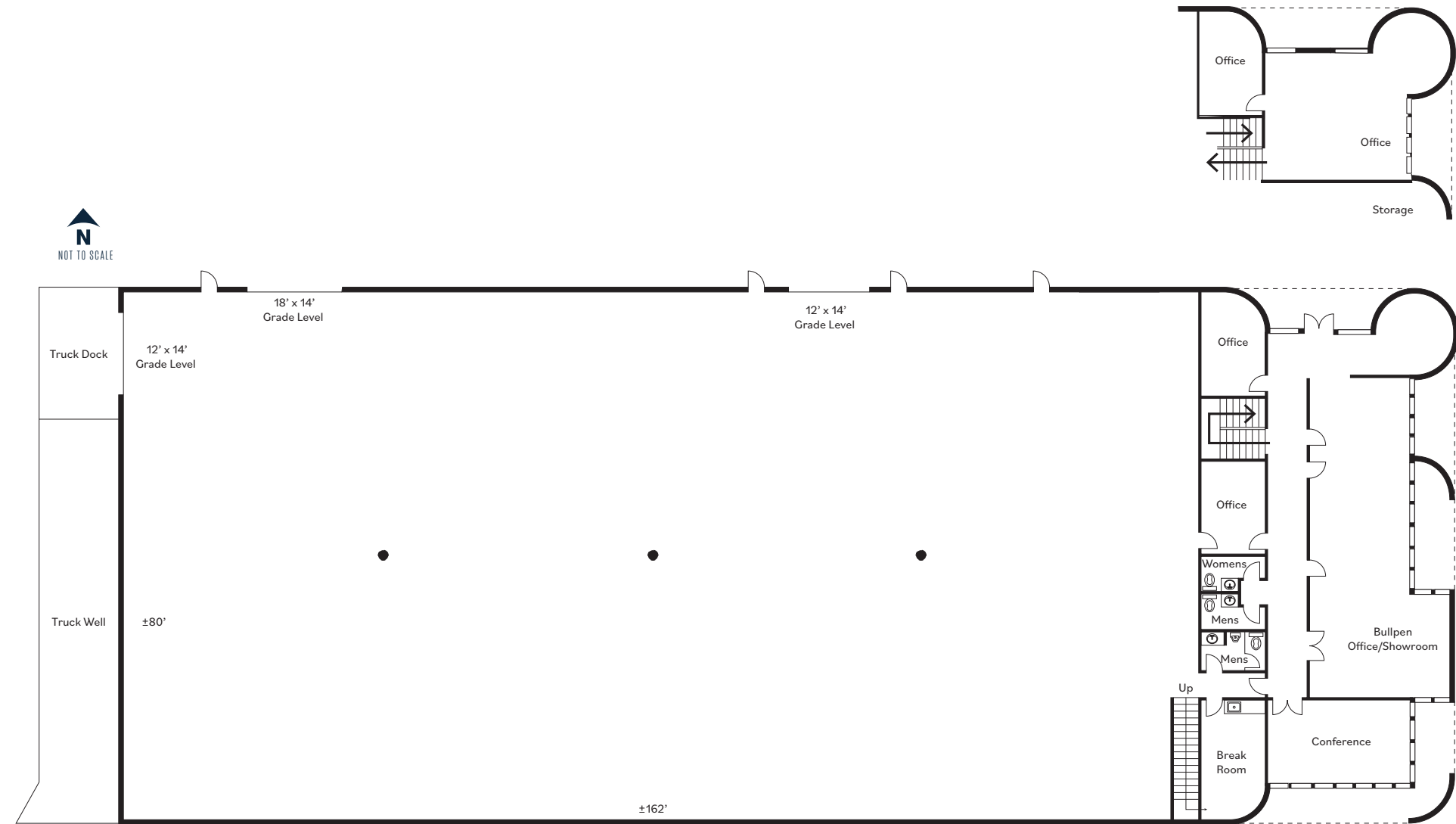


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# Floor Plan

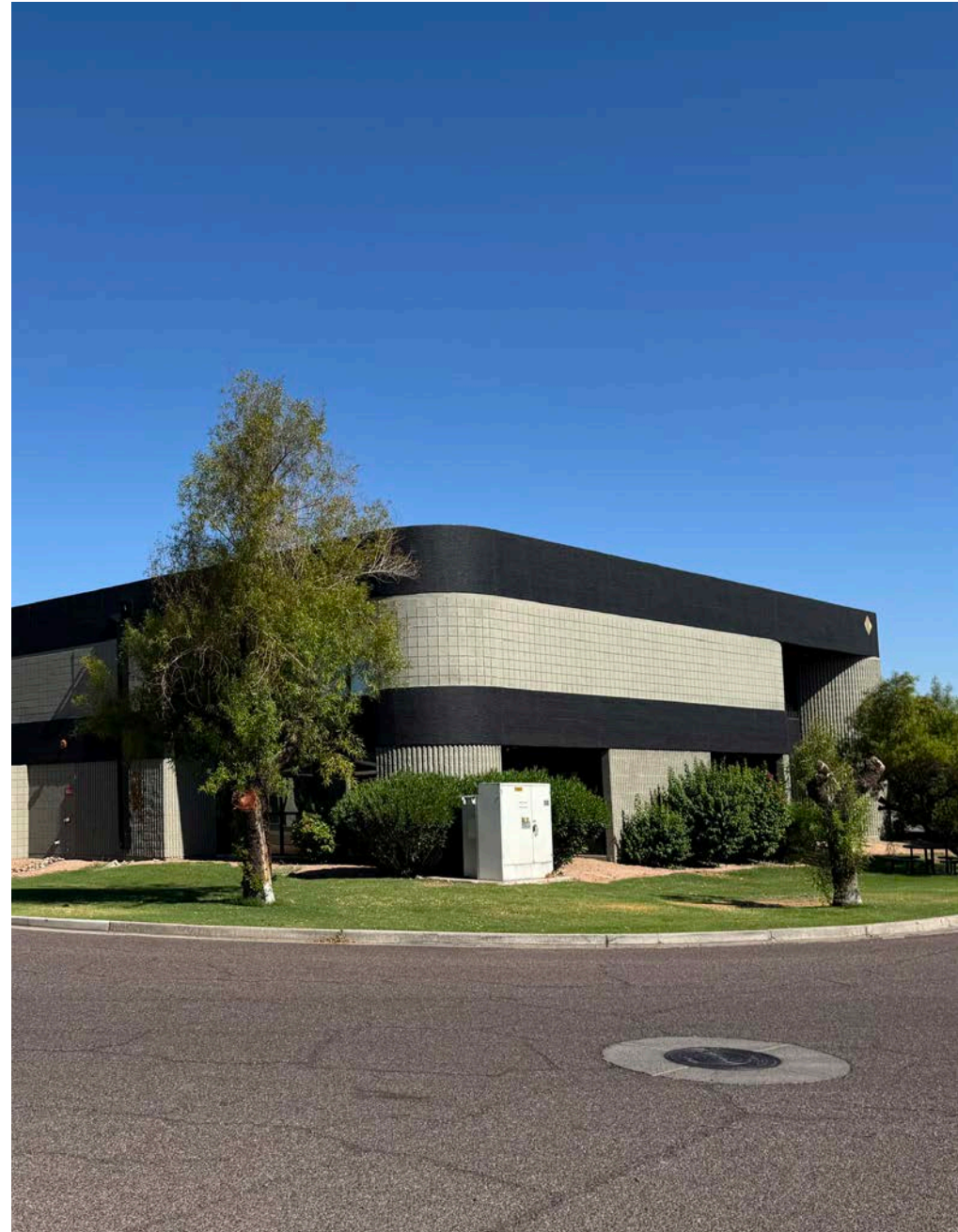
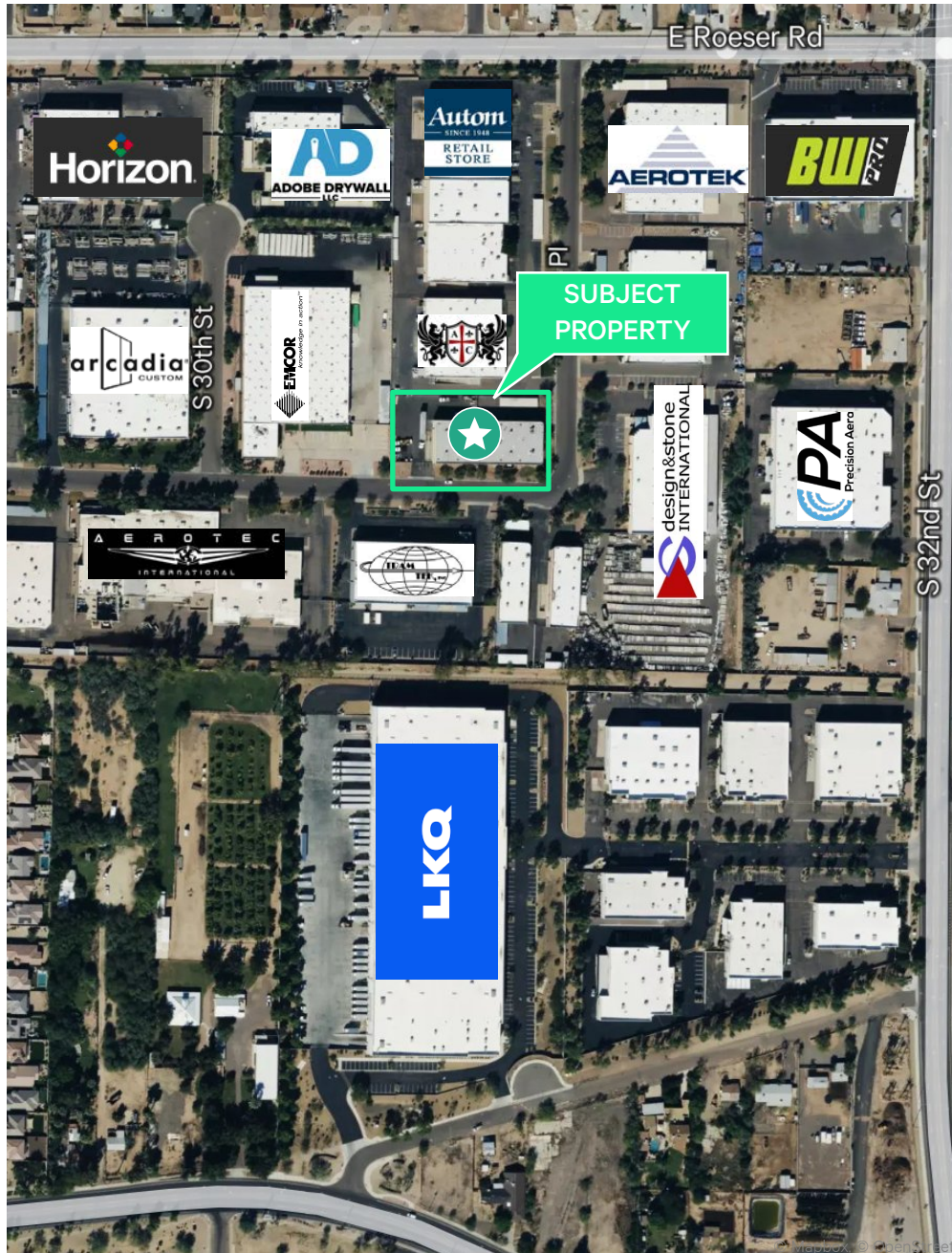
## 2ND FLOOR MEZZANINE





# Map

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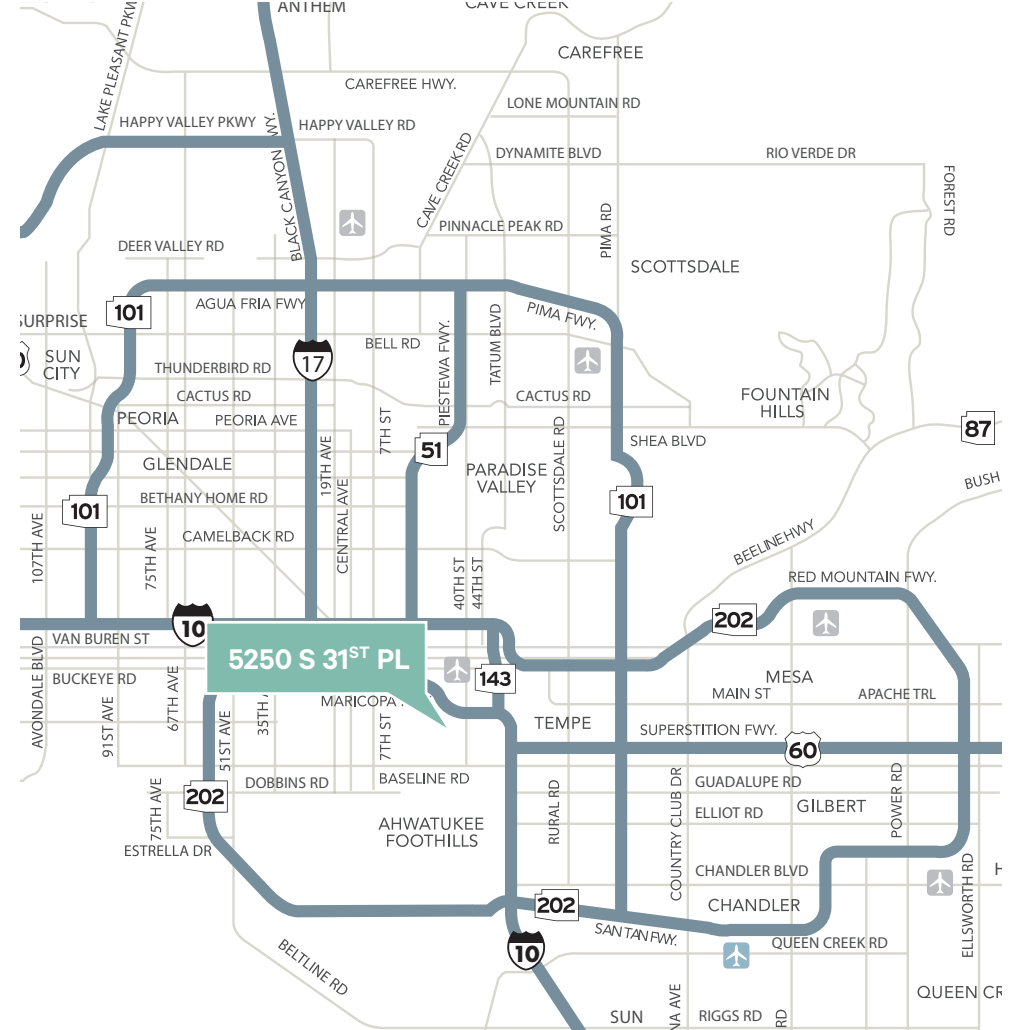
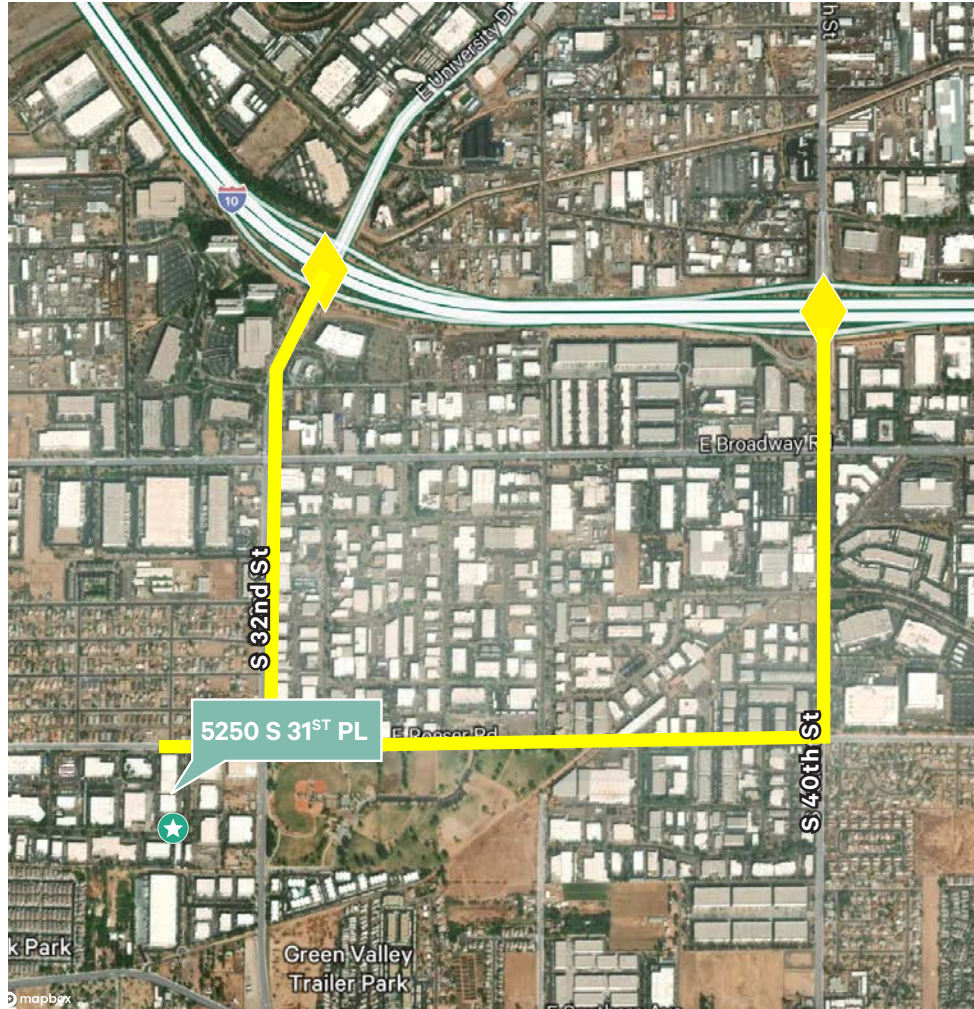




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## Contact Us

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