



447 W Watkins St, Ste 3
Phoenix, AZ 85003

±6,500 SF

INDUSTRIAL SUITE WITH

±13,000 SF YARD

AVAILABLE FOR SUBLEASE

Year Built	1980
Zoning	A-2
Clear Height	20'
GL Doors	1 (10' x 14')
Power	400A, 277/480V, 3-Ph
Parking Ratio	2.8/1,000

\$8,300/Mo Lease Rate



Exclusive Listing Agent:

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John Hart
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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

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Suite 3 ±6,500 SF

\$8,300/Month (Gross)
Available For Sublease



FENCED
SECURED
YARD



TRUCKWELL
COMMON
ACCESS



3-PHASE
HEAVY
POWER



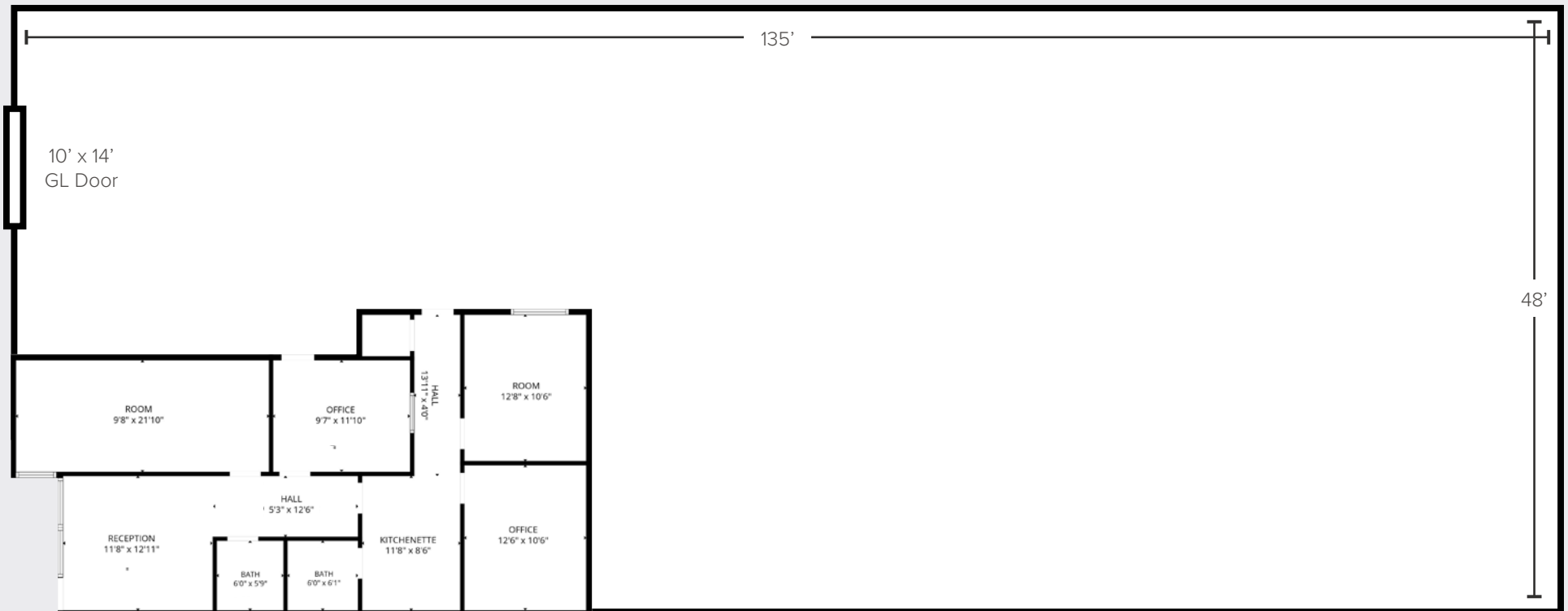
EVAP
COOLED
WAREHOUSE



(1) 10'x14'
GRADE LEVEL
DOOR



I-17
FREEWAY
ACCESS





Location & Area Overview

447 W Watkins St is strategically positioned within a highly active industrial corridor just south of Downtown Phoenix. The property offers exceptional regional connectivity, providing immediate access to Interstate 17 (I-17) and quick transit across the valley via the I-10 freeway network. Ideal for logistics, service, and distribution operations, the site is situated near major thoroughfares including W Buckeye Rd, S 7th Ave, and S Central Ave.

Furthermore, tenants will benefit significantly from the property's close proximity to Phoenix Sky Harbor International Airport (PHX). This premier location serves as a highly efficient hub for industrial users seeking prime access to major freight lines, transit routes, and the broader metropolitan customer base.

Demographics

	1 Mile	3 Miles	5 Miles
2025 Population	7,451	111,168	304,002
Annual Growth 2020 - 2025	1.8%	2.8%	1.5%
2025 Households	2,370	38,782	104,634
Median Age	32.7	34.1	34.6
Bachelor's Degree or Higher	7%	20%	21%
Avg HH Income	\$51,880	\$77,935	\$86,760
Total Consumer Spending	\$54.4M	\$1B	\$3.1B
Daytime Employment	8,825	120,096	250,695
Businesses	546	7,390	22,663
Median Home Value	\$302,941	\$344,032	\$391,860



For More Information, Please Contact:

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