

PHOENIX INDUSTRIAL WAREHOUSE

FOR LEASE

5801 S 24TH STREET
PHOENIX, AZ 85040

LEVROSE
COMMERCIAL REAL ESTATE

TCN
VICTORY
REAL ESTATE SERVICES

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5801 S 24TH ST | PHOENIX, AZ

PROPERTY DETAILS

LISTING ADDRESS	5801 S 24TH STREET PHOENIX, AZ 85040
LEASE RATE	\$1.25/SF NNN EST. PROPERTY TAXES & PROPERTY INSURANCE: \$0.20 MONTHLY
BUILDING SIZE	±11,605 SF
LOT SIZE	±34,350 SF (±0.79 AC)
ZONING	INDUSTRIAL PARK 
PARCEL	122-53-026A



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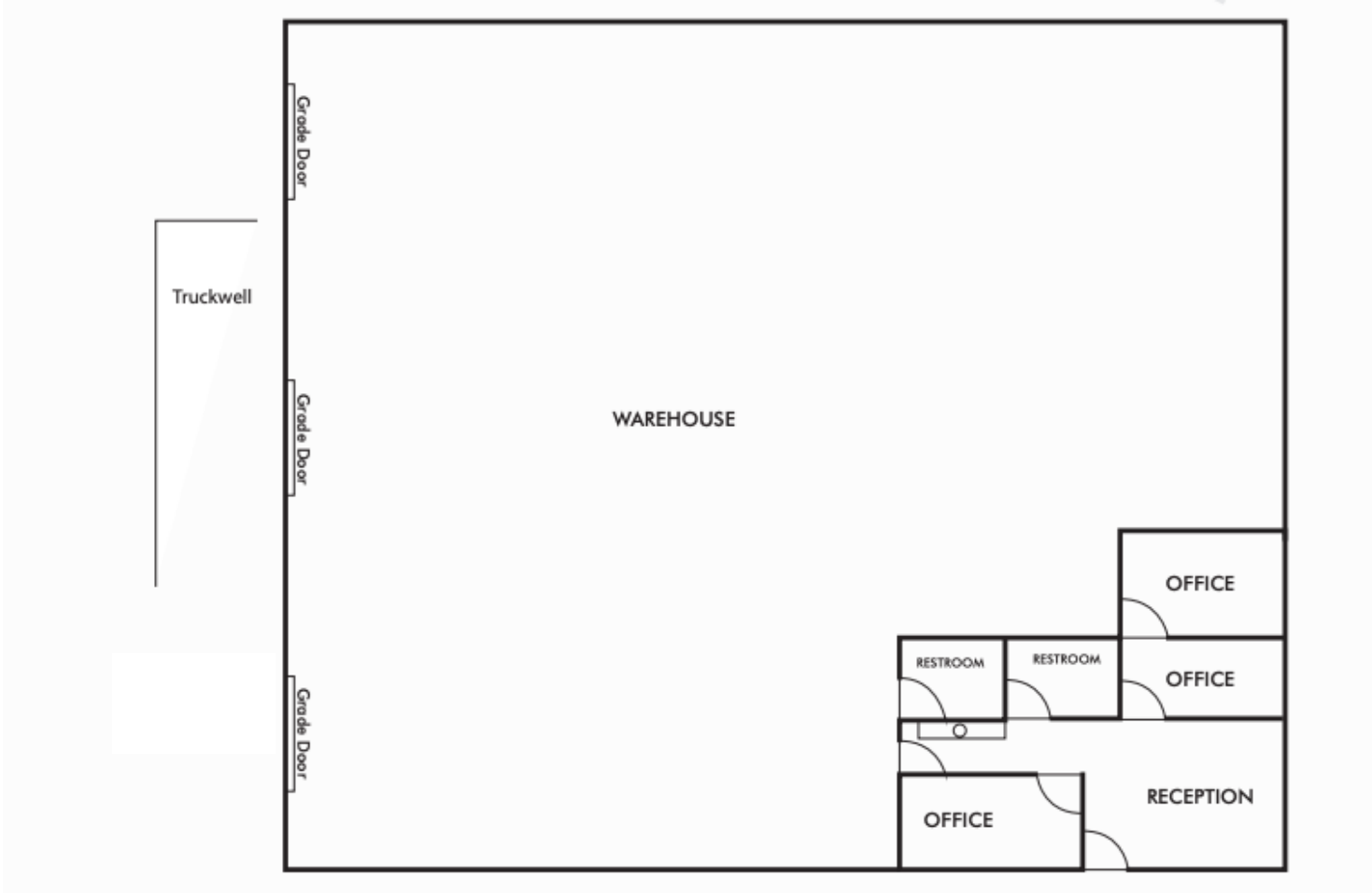
PROPERTY HIGHLIGHTS

- Construction Year: 2003
- Clear Height: 23'
- Power: 800A 277/480V, 3-Phase
- LED lighting
- Loading: Three (3) grade level doors (automatic)
- One (1) truckwell
- Warehouse block and loading doors are fully insulated with spray foam
- Fire sprinklers
- Minimal Office (±15%): 3 offices, 1 reception, 1 kitchenette, 2 restrooms
- Secured/fenced yard with automatic gate
- Warehouse racking
- Skylights in warehouse
- Fresh interior and exterior paint





FLOORPLAN



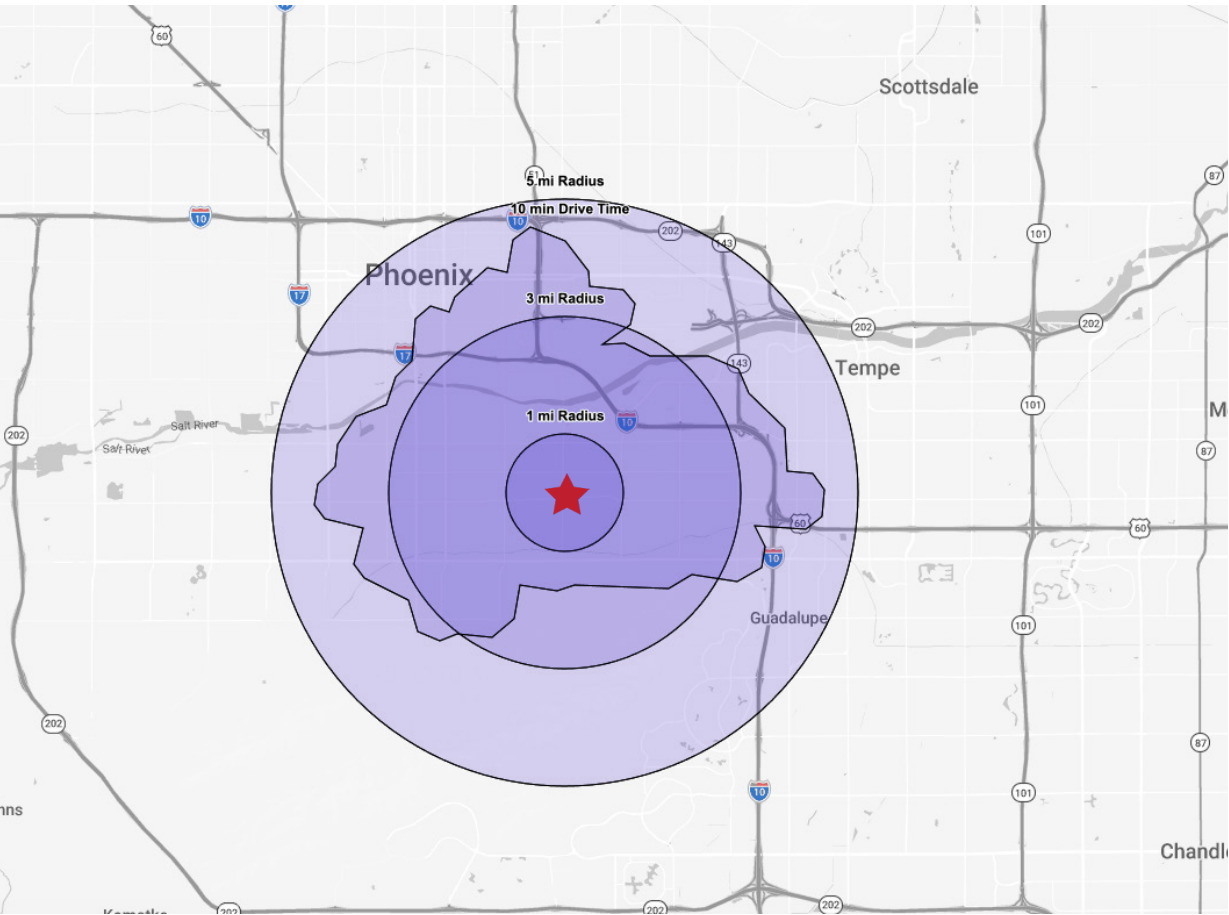


PHX
PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT

ASU

SITE

DEMOGRAPHICS



*2025 Statistics from Costar.com

POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2025	16,970	87,369	245,387
2030	17,504	90,856	255,749

HOUSEHOLDS

YEAR	1 MILE	3 MILES	5 MILES
2025	5,410	28,287	85,540
2030	5,578	29,433	89,282

AVERAGE INCOME

YEAR	1 MILE	3 MILES	5 MILES
2025	\$81,361	\$96,137	\$90,924

MEDIAN INCOME

YEAR	1 MILE	3 MILES	5 MILES
2025	\$62,962	\$72,131	\$68,253

EMPLOYEES

YEAR	1 MILE	3 MILES	5 MILES
2025	3,578	58,498	197,829

BUSINESSES

YEAR	1 MILE	3 MILES	5 MILES
2025	298	3,808	13,908

PHOENIX CITY OVERVIEW

GROWING POPULATION

The City of Phoenix a fast-paced and dynamic city with a welcoming attitude towards its residents and businesses. Phoenix is the 5th largest city in the United States, and currently houses more 1.6M residents with the median age being 34 years old. The population grew 11.2% in between 2010-2020, and the city is still seeing businesses and families alike relocating to the city. Phoenix has plenty to offer its residents and visitors, including more than 185 golf courses, 10 luxurious resorts, the finest dining in the state, and more than 50 miles of hiking, biking, and horseback riding trails.

BUSINESS IN PHOENIX

There are currently close to 50,000 businesses in Phoenix and over 750,000 employees. Entertainment, travel, and apparel are the most popular business sectors residents spend their income on. Phoenix is home to corporate headquarters of five Fortune 500 companies: Avnet, Freeport-McMoRan, Republic Services, Magellan Health and Sprouts Farmers Market (2021).



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