

PHOENIX INDUSTRIAL /
FLEX BUILDING

FOR
SALE

5202 S 39TH ST
PHOENIX, AZ 85040

CONTACT INFORMATION

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OWNERSHIP COMPLETED
BUILDING IMPROVEMENTS



EXECUTIVE SUMMARY

LevRose Commercial is pleased to present the opportunity to acquire 5202 S 39th St in Phoenix, Arizona, a $\pm 14,214$ SF Industrial/flex building built in 1985. Suite 102 ($\pm 3,424$ SF) is leased to JP3 Baseball under a gross lease through 5/31/2030 and currently pays \$4,126.29/Mo. Suite 102 was renovated in 2025 and has a hybrid cooled warehouse (HVAC/EVAP). Suite 101 ($\pm 10,790$ SF) will be available for a user to occupy on 5/31/2026. The seller has repaved/restriped the asphalt parking lot, replaced an HVAC unit, and painted the interior/exterior of the building. The asking price is \$3,553,500 (\$250/SF).



PROPERTY DETAILS

LISTING ADDRESS	5202 S 39TH ST PHOENIX, AZ 85040
SALE PRICE	\$3,553,500 (\$250/SF)
BUILDING SIZE	±14,214 SF (Suite 101: ±10,790 SF Suite 102: ±3,424 SF)
LOT SIZE	±46,040 SF (±1.06 AC)
ZONING	IND. PK 
PARCEL	122-76-079, 122-76-080



PROPERTY HIGHLIGHTS

SUITE 101

- 15' clear height
- Two (2) 10'x12' Grade level doors & one (1) 12'x18' door
- Evap cooled warehouse
- Metal mezzanine storage in warehouse
- 800A 208/120V 3 Phase power
- Secured yard
- 9 private offices
- 3 large bullpens
- Conference room
- Kitchenette
- Available to occupy now
- One new HVAC unit installed

SUITE 102

- 15' clear height
- 400A 208/120V 3 Phase power
- One (1) 10' x 12' grade level door
- HVAC & EVAP cooled
- Open office
- Reception
- Renovated 2025
- Leased through 5/31/2030
- Tenant pays \$4,126.29/Mo Gross



NEW STRIPING/CURBING



NEW EXTERIOR PAINT + ASPHALT



NEW INTERIOR PAINT



MEZZANINE CAN BE REMOVED OR STAY WITH BUILDING

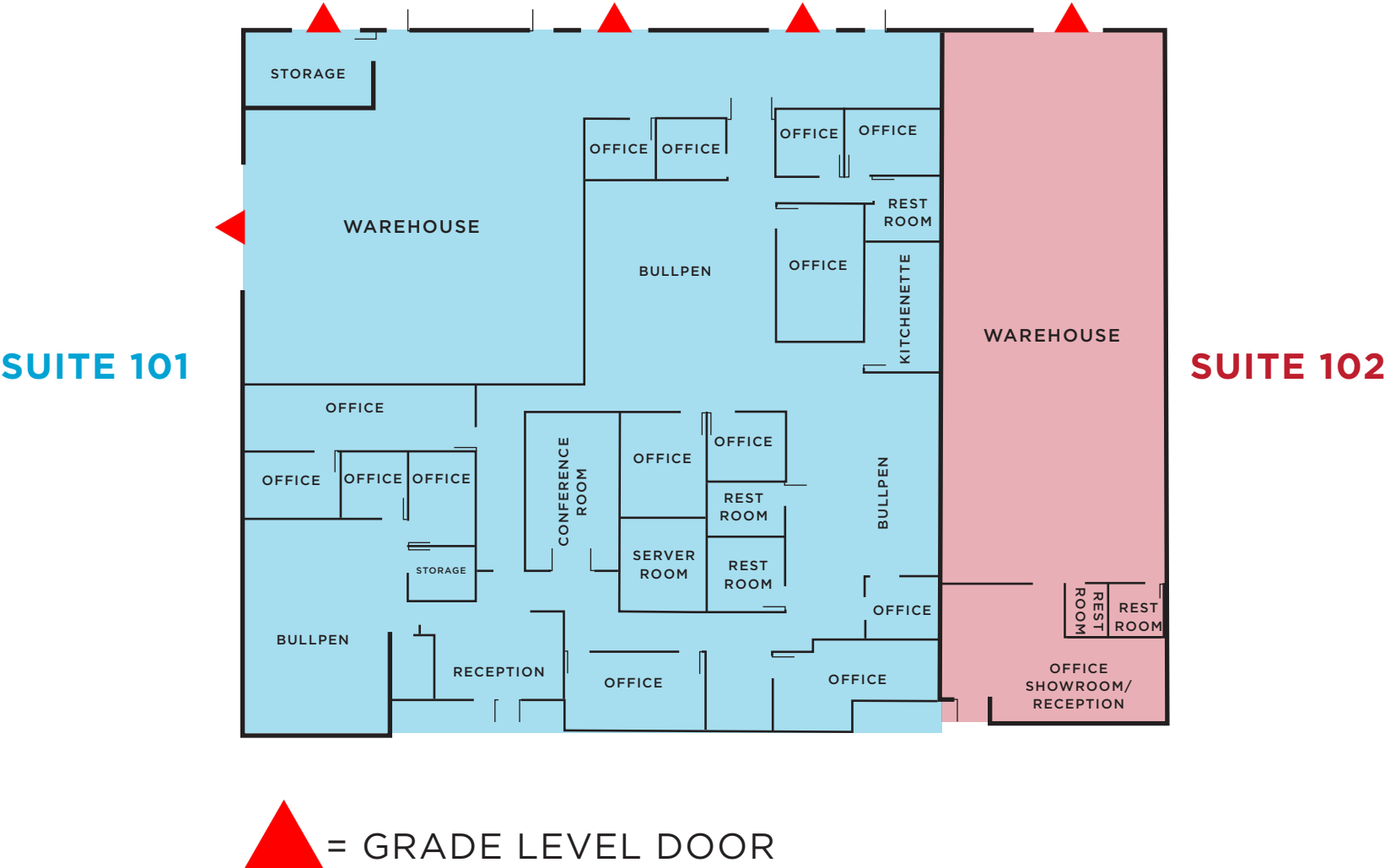


TENANT SUITE RENOVATED 2025



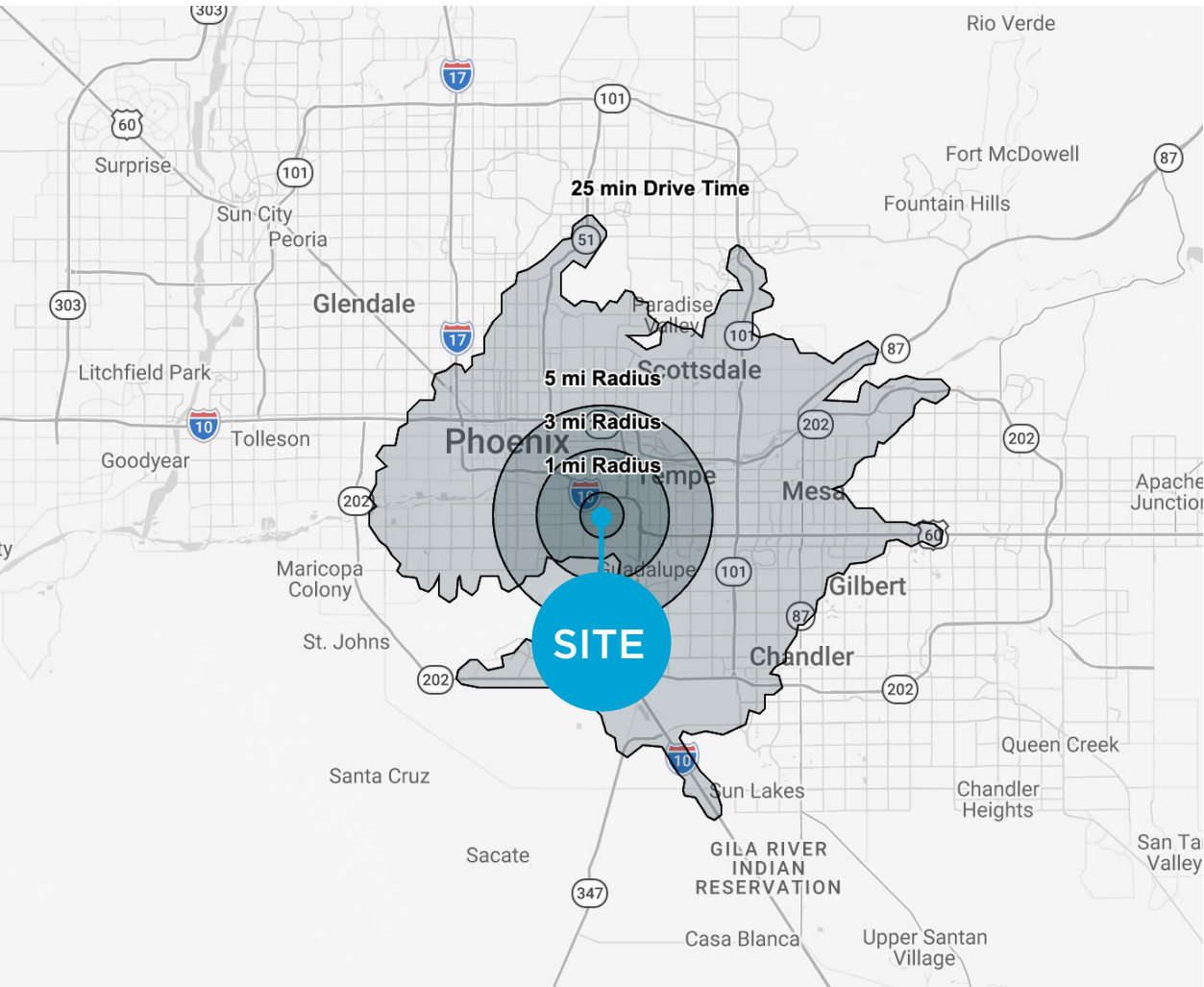
TENANT SUITE IS 100% HVAC

FLOOR PLAN





DEMOGRAPHICS



*Statistics from Costar.com

POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2024	9,021	76,981	288,932
2029	9,368	79,610	300,254

HOUSEHOLDS

YEAR	1 MILE	3 MILES	5 MILES
2024	2,857	28,445	109,521
2029	2,979	29,449	114,031

AVERAGE INCOME

YEAR	1 MILE	3 MILES	5 MILES
2024	\$94,993	\$94,081	\$90,741

MEDIAN HOME VALUE

YEAR	1 MILE	3 MILES	5 MILES
2024	\$337,686	\$374,438	\$403,826

EMPLOYEES

YEAR	1 MILE	3 MILES	5 MILES
2024	15,455	77,261	213,211

BUSINESSES

YEAR	1 MILE	3 MILES	5 MILES
2024	947	5,247	16,462

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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