

# SKY HARBOR INDUSTRIAL

3749 E ATLANTA AVENUE  
PHOENIX, AZ 85040



**FOR LEASE & FOR SALE**

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# OFFERING DETAILS

LEASE RATE	\$1.30/SF/MO NNN
ASKING PRICE	\$3,225,000 (\$300/SF)
AVAILABLE	±10,750 SF (±5,502 SF Of Office)
BUILDING SIZE	±10,750 SF*
LOT SIZE	±0.62 AC (±27,154 SF)
ZONING	IND PARK
PARKING	1.80/1,000 SF

*\*Per Costar.com*

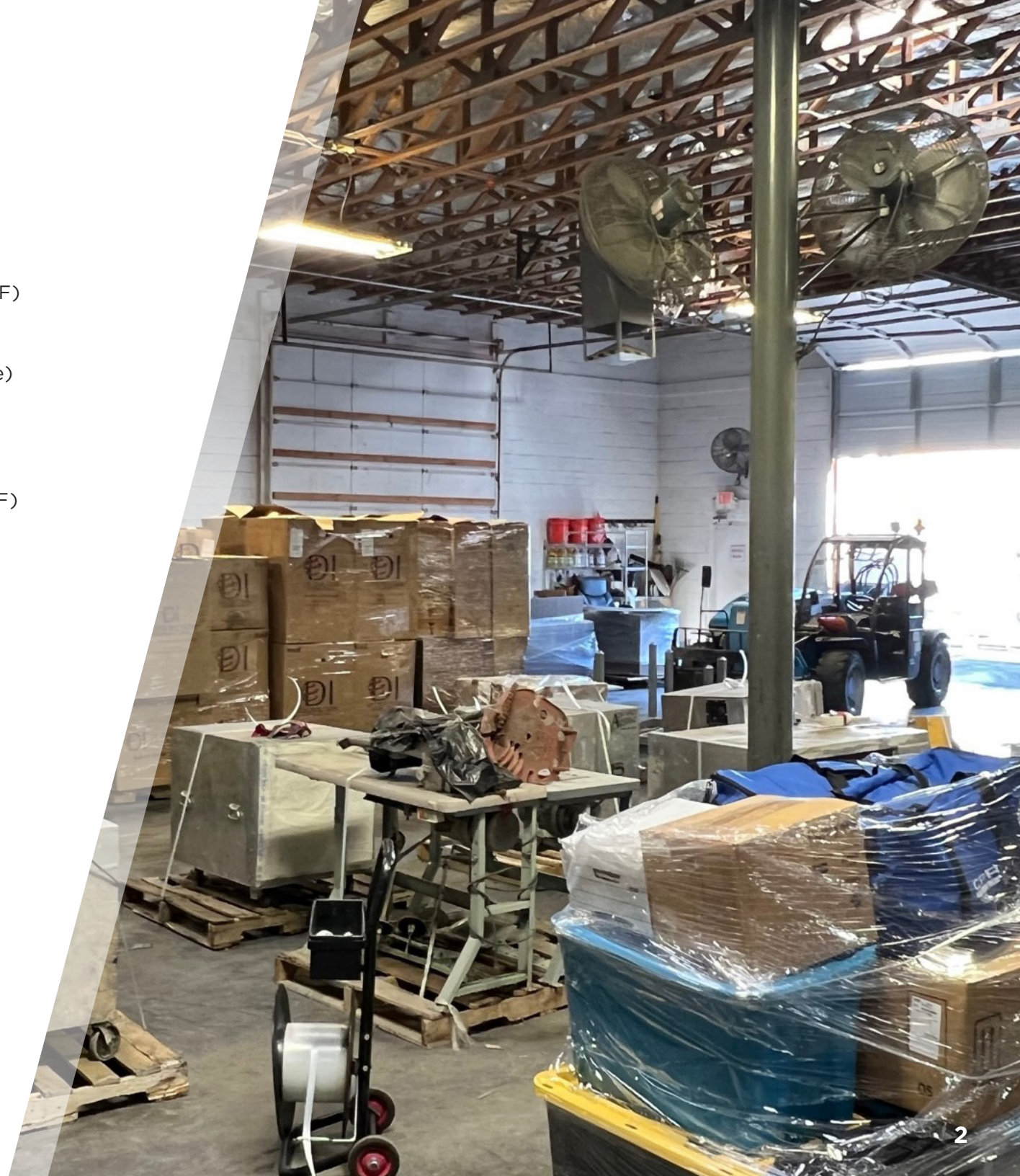


**VIEW ALTA SURVEY**

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# PROPERTY HIGHLIGHTS

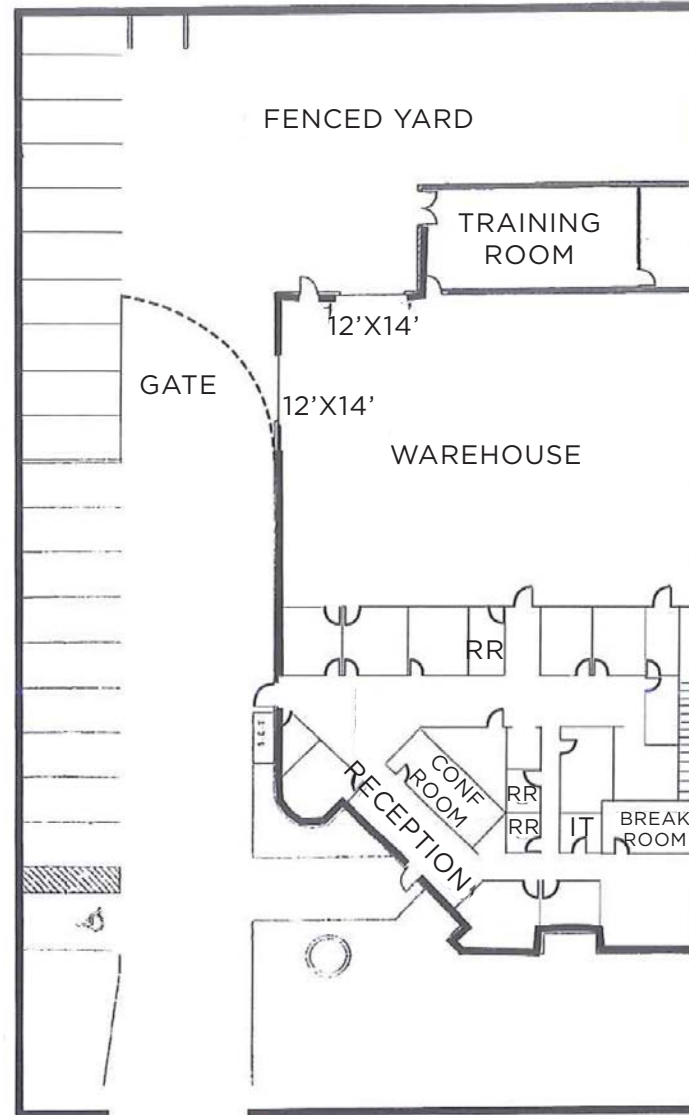
- ±10,750 SF Freestanding Building
- High-end office finishes
- Two (2) 12' X 14" Grade Level Doors
- 1,200 Amps 120/208 Volt. 3 Phase
- Secure Fenced Yard
- 17.5 Kw Photovoltaic Solar
- 16" Clear Height in Warehouse
- Easy access to I-17, I-10, US-60, Loop 101, and Loop 202 Freeways

# FLOOR PLAN

3749 E ATLANTA AVE ±10,750 SF

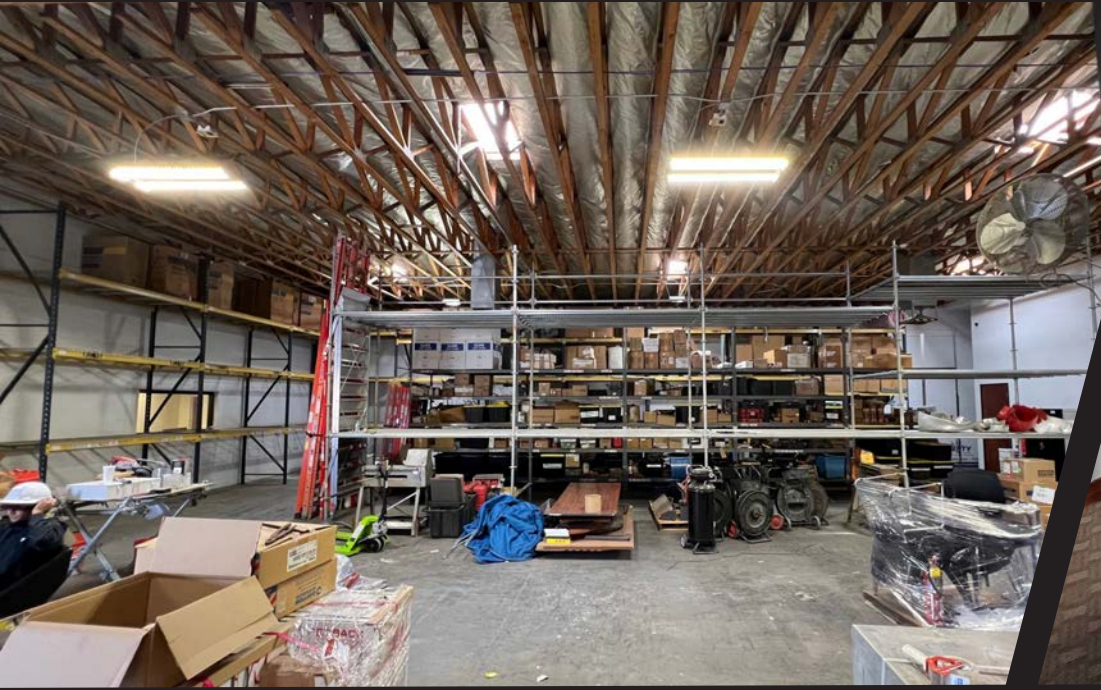
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# INTERIOR PHOTOS



# ADDITIONAL PHOTOS



# AERIAL OVERVIEW



**PHX**  
PHOENIX SKY HARBOR  
INTERNATIONAL AIRPORT

MAJOR INDUSTRIAL  
EMPLOYMENT BASE

ARIZONA  
143

E UNIVERSITY DR

INTERSTATE  
10

CHIPOTLE MEXICAN GRILL  
DOLLAR TREE  
WHATABURGER  
PIZZA PAPA JOHN'S  
PANDA EXPRESS  
TACO BELL

The Stone Collection

SITE

E BROADWAY RD

S 40TH ST

S 24TH ST

INTERSTATE  
10

E ROESER RD

S 48TH ST

SOUTHERN GARDEN  
INDUSTRIAL PARK



S 32ND ST

E SOUTHERN AVE

US  
60



ARIZONA MILLS  
A SIMON CENTER

SOUTH MOUNTAIN  
COMMUNITY COLLEGE

# AERIAL OVERVIEW



7 MILES FROM DOWNTOWN PHOENIX

Forty Light BREWERY | PRESS the VIG COFFEE ROASTERS | PEDAL HEADS BREWERY | MOIRA | POMO | ARROGANT BUTCHER | BLANCO TACOS + TEQUILA | FEZ | INGO'S TRISTY FOOD | Sottise | [Logo] | Snooze

DOWNTOWN TEMPE

GADZOOKS | PEDAL HEADS BREWERY | WHOLE FOODS | culinary dropout | ZIPPS SPORTS GALLERY | Daily Jam | Snooze AN AM EATERY | FirstWatch | ASU GAMMAGE | SNAKES & LATTES | [Logo] | [Logo]

TARGET | ROSS DRESS FOR LESS | frys | [Logo] | Walmart Neighborhood Market | PETSMART | ESPORTA FITNESS | STARBUCKS COFFEE | Cane's CRACKEN FRENCH | Applebee's GRILL + BAR | Chick-fil-A | Orangetheory FITNESS | BARRO'S PIZZA | IHOP



# DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILES	5 MILES
<b>2025</b>	6,861	71,145	295,028
<b>2030</b>	7,170	73,613	306,778



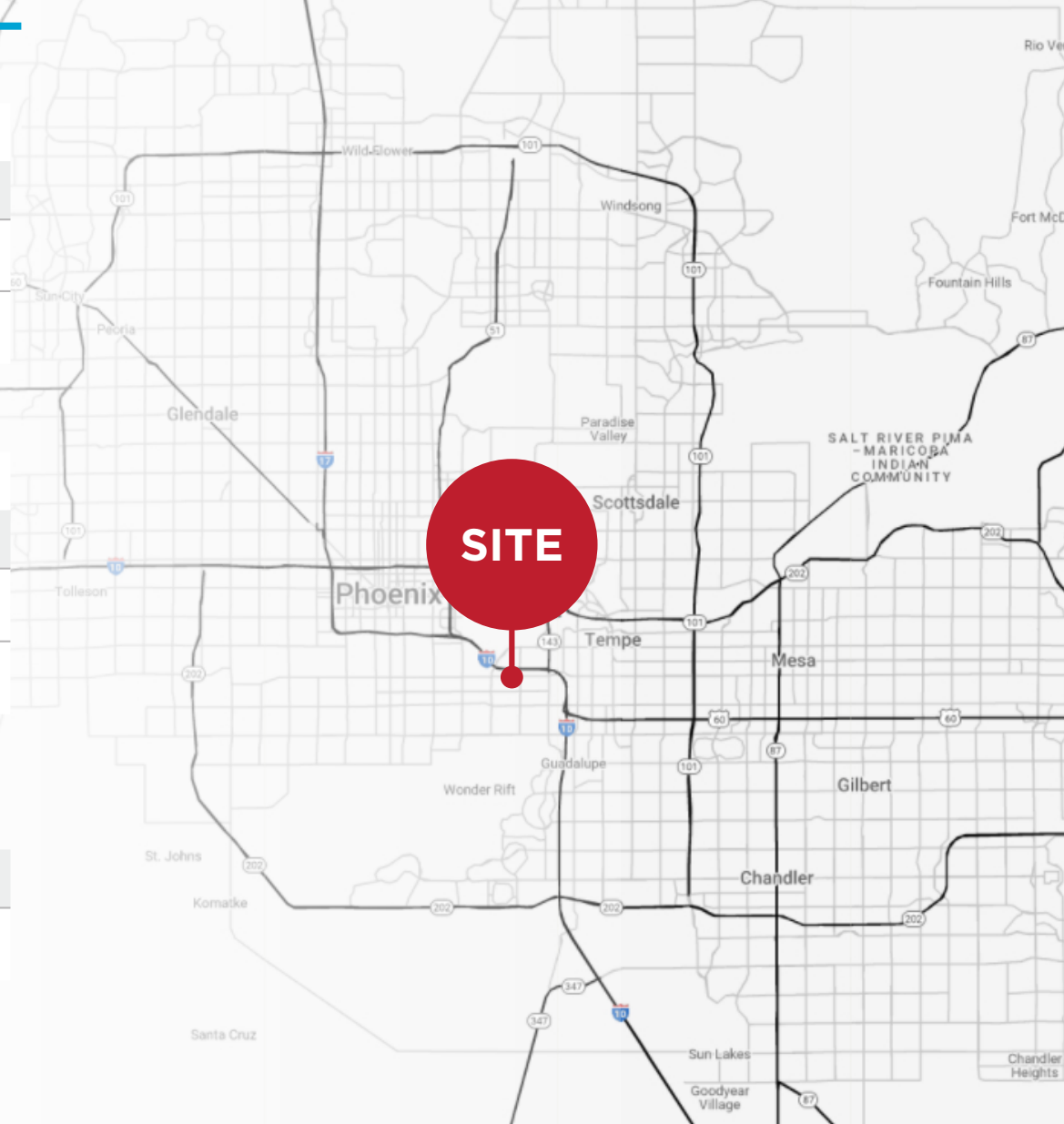
## HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
<b>2025</b>	2,301	25,629	111,010
<b>GROWTH 2025-2030:</b>	1.0%	0.7%	0.8%



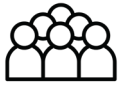
## AVERAGE HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
<b>2025</b>	\$93,120	\$93,607	\$89,789



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# PHOENIX CITY OVERVIEW



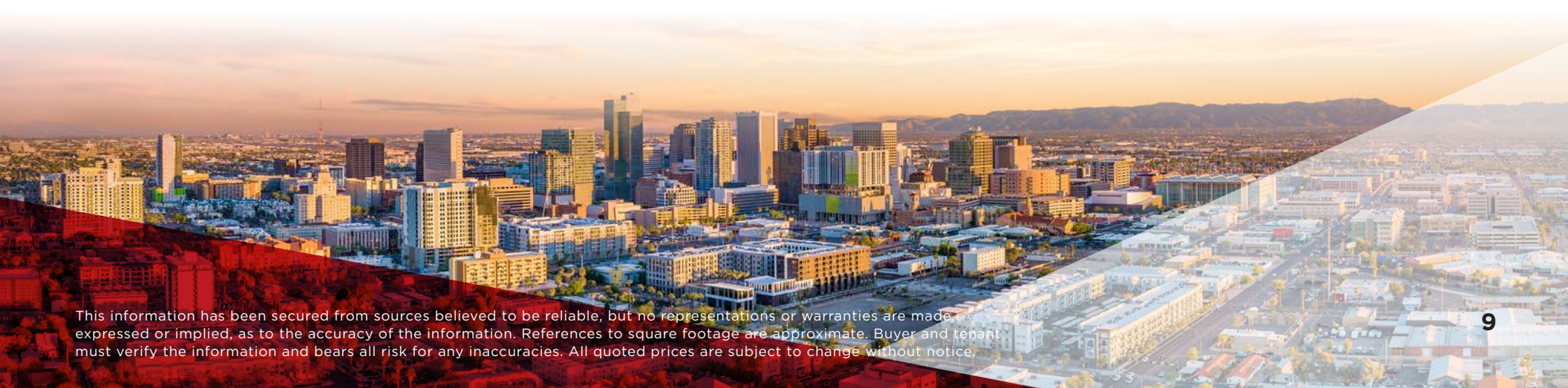
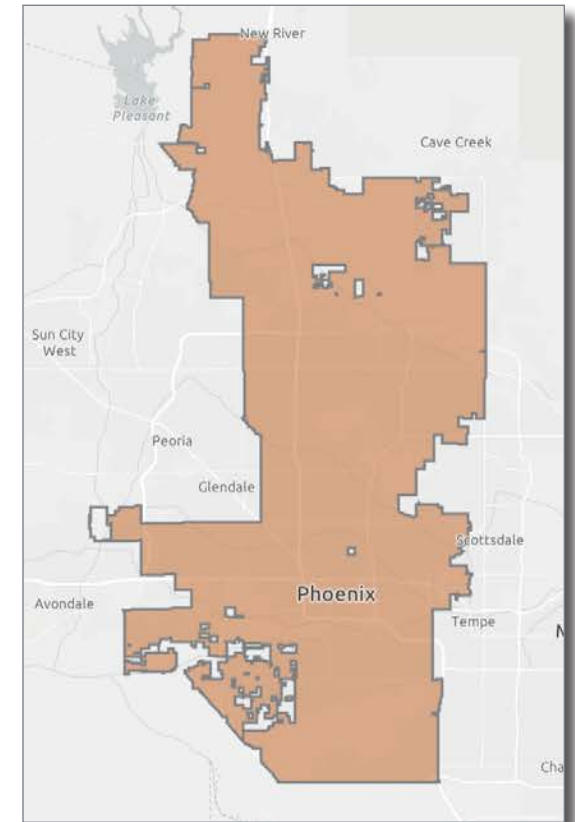
**1.6M +**  
**TOTAL POPULATION**

## GROWING POPULATION

The City of Phoenix is one of the fastest-growing and most dynamic cities in the United States, offering a business-friendly environment and exceptional quality of life. As the nation's fifth-largest city, Phoenix is home to approximately 1.67 million residents with a median age of 35. Continued population growth and strong in-migration have fueled demand across housing, retail, and employment sectors, reinforcing Phoenix's position as a premier destination for businesses and families alike.

## BUSINESS IN PHOENIX

Phoenix serves as the economic center of Arizona and one of the leading business markets in the Southwest. The city is home to more than 50,000 businesses and supports a diverse economy driven by advanced manufacturing, technology, healthcare, financial services, aerospace, and logistics. Continued corporate relocations and expansions have contributed to sustained job growth throughout the region.



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