

INDUSTRIAL SUBLEASE NEAR I-10 & LOOP 202

5255 W LATHAM ST SUITE 9 | PHOENIX, AZ 85043



FOR SUBLEASE

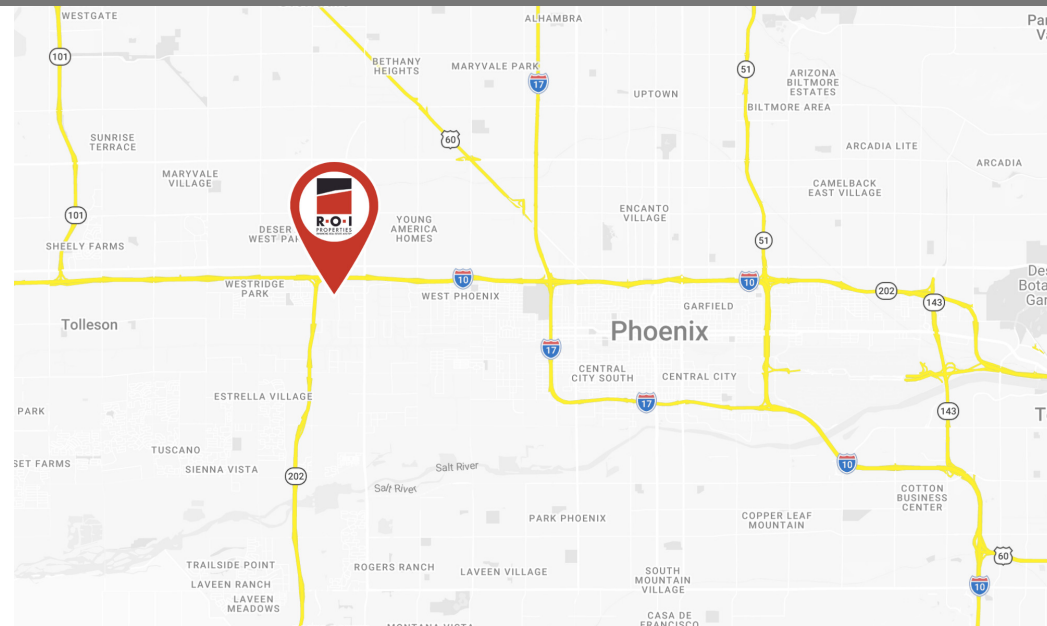
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R.O.I. Properties
3333 E Camelback Rd., Ste 252
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±6,959 SF PRIME INDUSTRIAL SUBLEASE

FOR SUBLEASE



OFFERING SUMMARY

Lease Rate:	\$1.16/SF
Lease Type:	NNN
Monthly Base Rent:	\$8,072.44
Sublease Expiration:	September 30th, 2027

PROPERTY OVERVIEW

This ±6,959-square-foot industrial suite is available for sublease and offers a highly functional layout for businesses requiring a balance of warehouse and office space. The facility is designed for operational efficiency, featuring a significant warehouse area of ±6,398 square feet complemented by a concise ±561-square-foot office. With a 22-foot clear height and dual loading capabilities—including both a dock-high and a grade-level door—this suite is ideally suited for distribution, light manufacturing, or e-commerce fulfillment. Its central location provides immediate access to major transportation corridors, ensuring seamless logistics across the Phoenix metropolitan area.

PROPERTY HIGHLIGHTS

- Strategic Freeway Access: Immediate proximity to the I-10 and Loop 202 freeways.
- Dual Loading: Features one (1) dock-high door and one (1) grade-level door.
- Warehouse Focused: ±6,959 SF total with ±561 SF of office space.
- Functional Space: ±6,398 SF of warehouse area with a 22-foot clear height.
- Central Location: Positioned in a premier Phoenix industrial corridor

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5525 W LATHAM STREET, SUITE 9, PHOENIX, AZ 85043

RECEPTION, 2 OFFICES, AND ±6,398 SF OF WAREHOUSE

FOR SUBLEASE



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5525 W LATHAM STREET, SUITE 9, PHOENIX, AZ 85043

TRUCK COURT WITH 1 TRUCK DOCK AND 1 DRIVE-IN DOOR

FOR SUBLEASE



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5525 W LATHAM STREET, SUITE 9, PHOENIX, AZ 85043

FUNCTIONAL SPACE IN A CENTRAL LOCATION

FOR SUBLEASE



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5525 W LATHAM STREET, SUITE 9, PHOENIX, AZ 85043

EASY ACCESS TO I-10 AND 202 FREEWAYS

FOR SUBLEASE



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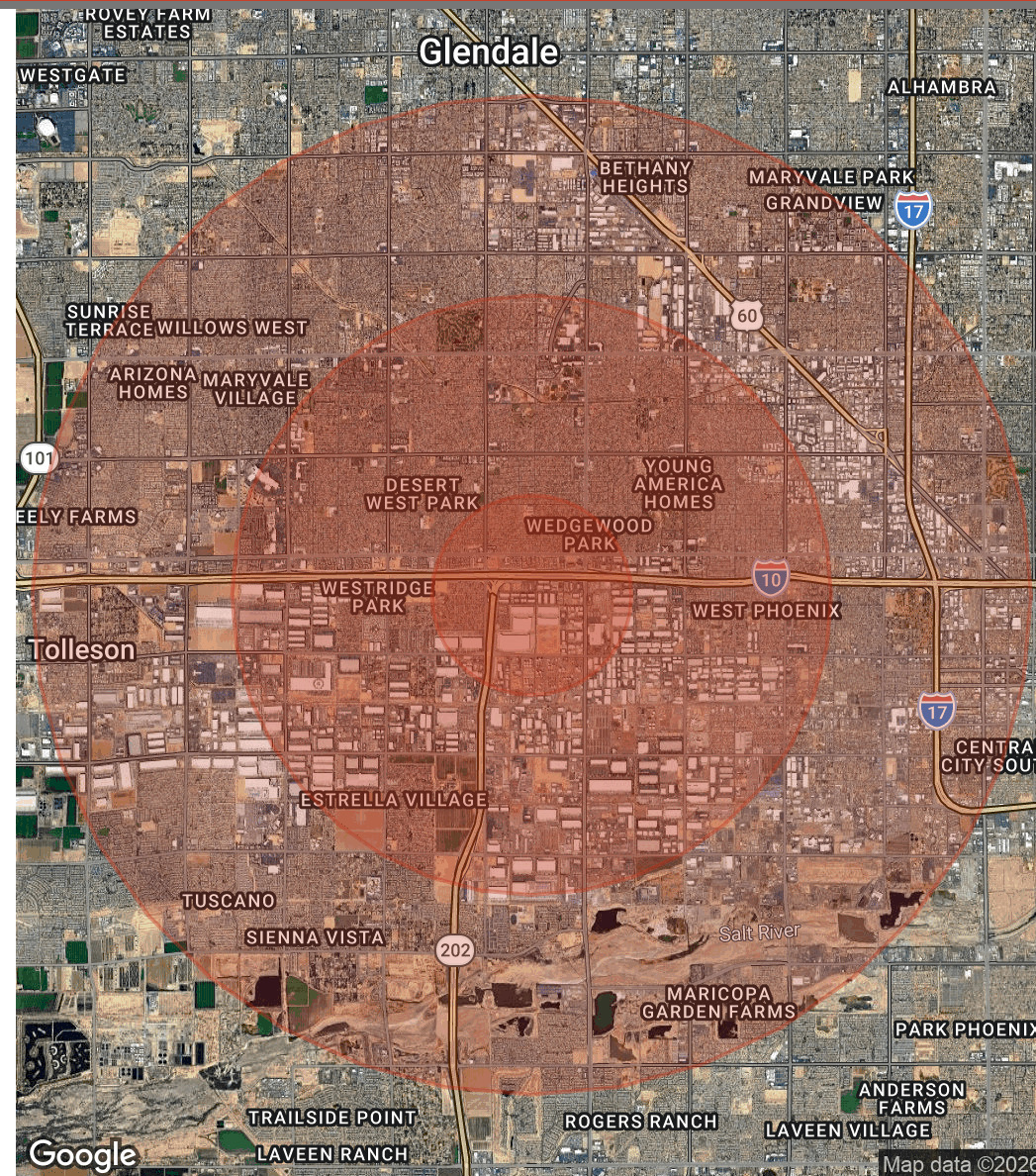


DEMOGRAPHIC SUMMARY

FOR SUBLEASE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,395	146,741	404,472
Average Age	32	32	33
Average Age (Male)	31	32	32
Average Age (Female)	32	33	33

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,000	40,773	112,356
# of Persons per HH	3.6	3.6	3.6
Average HH Income	\$71,326	\$69,925	\$74,622
Average House Value	\$203,095	\$265,182	\$305,947



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