

Olive Business Park

INDUSTRIAL CONDO FOR SALE/LEASE

9299 W OLIVE AVE, SUITE 512 | PEORIA, AZ 85345



SALE PRICE

\$825,000.00

LEASE RATE (NNN)

\$15.00

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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

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Industrial Condo in a Prime Peoria, AZ Location

AVAILABLE FOR SALE/LEASE

This property represents a rare chance to purchase a turnkey, bite-sized industrial asset below the \$1M threshold in a high-demand freeway corridor. Avoid long lead-times and premium lease spikes by locking in your equity at Olive Business Park. Built in 2006, this modern, versatile flex industrial space spans 3,105 square feet and is tailored to meet the dynamic needs of modern industrial, manufacturing, or distribution businesses.

Boasting an open, high-clearance layout alongside professional finishes, this property offers owner-users and investors a premium asset in one of the West Valley's most active commercial hubs.

Property Summary

Address	9299 W Olive Ave, Suite 512 Peoria, AZ 85345
Condo Size	±3,105 SF
Year Built	2006
Zoning	BPI, City of Peoria
Layout	Reception, 1 Office, Break Room, 1 Restroom, Mezzanine,
Sale Price	\$825,000.00
Lease Rate	\$15.00 NNN

Highlights

- Former Security Company
- Excellent Freeway Access via Loop 101
- Minutes to major retail and dining options in the West Peoria corridor



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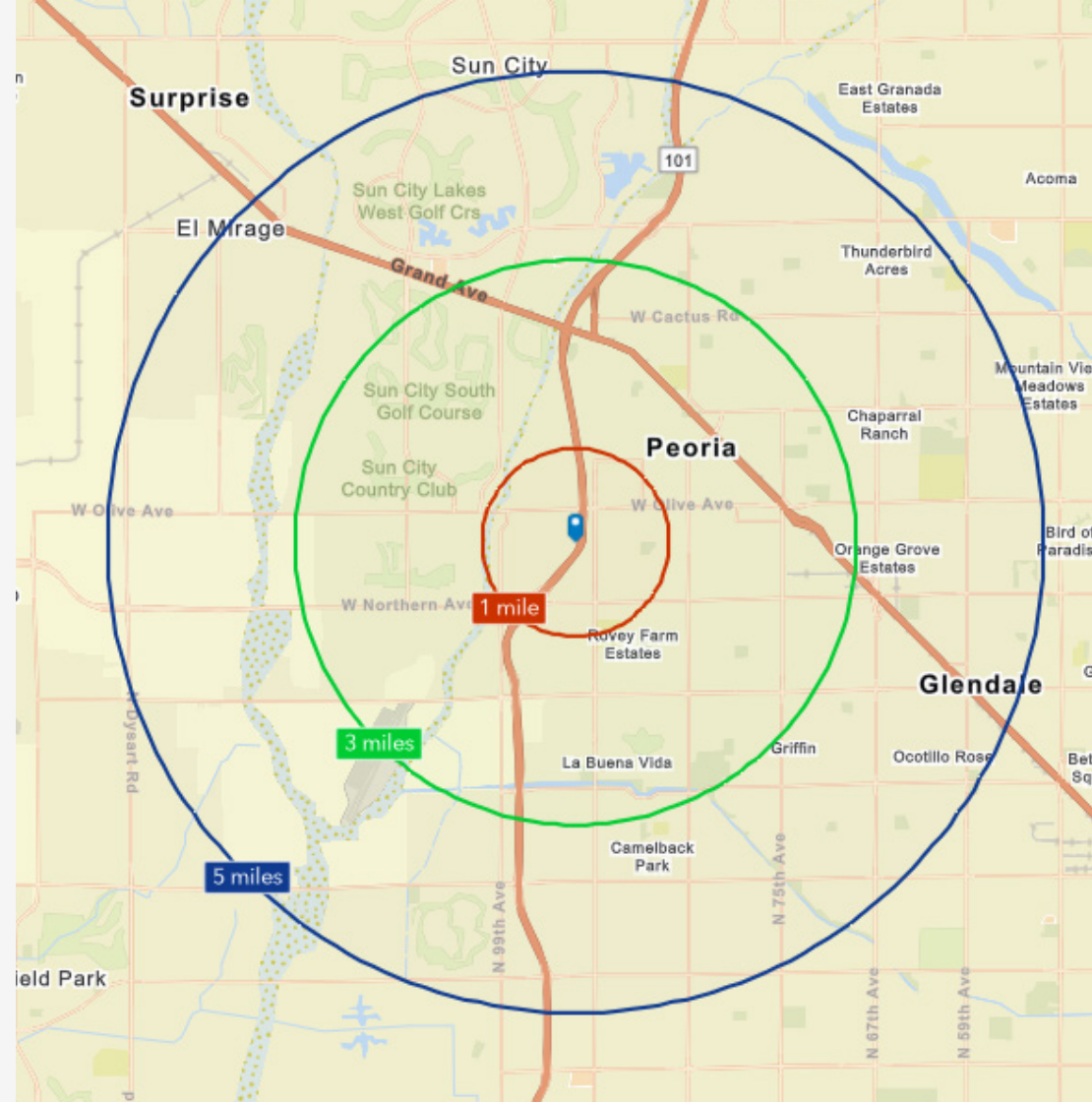
Strategic Peoria Commercial Location

Strategically positioned on over 19 master-planned acres at the southwest corner of Olive Avenue and the Loop 101 (Agua Fria Freeway). This core logistical position places your business at the center of the West Phoenix commercial boom, providing direct transit access across the entire Phoenix metropolitan region.

Peoria and the surrounding West Valley represent one of the fastest-growing regions in Arizona. Backed by excellent residential growth, strong household incomes, and a capable labor pool, businesses at this location enjoy structural advantages for long-term viability.

Demographics

	1 Mile	3 Miles	5 Miles
2025 Population	13,993	104,684	319,133
Projected Growth 2025 - 2030	0.7%	0.9%	0.8%
2025 Households	5,102	40,196	114,423
Median Age	39.1	41.4	38.5
Bachelor's Degree or Higher	20%	19%	18%
Avg HH Income	\$87,177	\$85,844	\$87,991
Total Consumer Spending	\$160.4M	\$1.2B	\$3.5B
Daytime Employment	4,804	33,522	79,505
Businesses	519	3,341	9,085
Median Home Value	\$387,117	\$337,338	\$355,921



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