

ROESER COMMERCE CENTER



INDUSTRIAL FOR LEASE

FOR MORE INFORMATION,
PLEASE CONTACT:

DARIN EDWARDS
D 480.214.1117
M 480.628.8661
dedwards@cpi.az.com

KELLI JELINEK
D 480.214.1109
M 480.369.7872
kjelinek@cpi.az.com

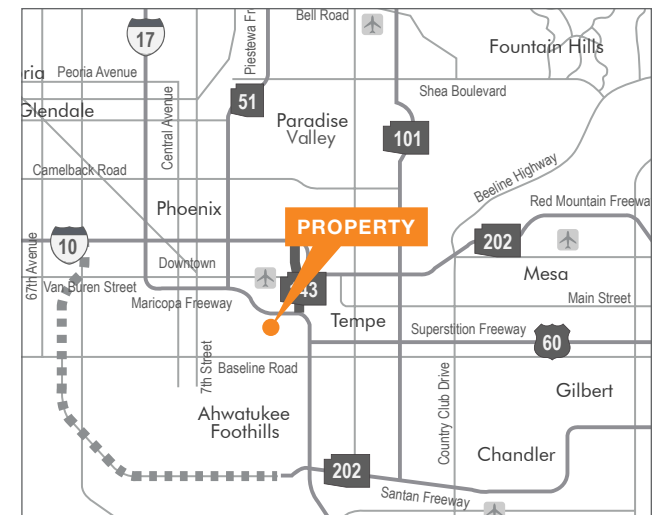
COMMERCIAL PROPERTIES INC.
2323 W University Dr
Tempe, AZ, 85281
www.cpi.az.com



3702 E ROESER RD | PHOENIX | ARIZONA | 85040

PROPERTY FEATURES

- ±60,488 SF – Multi-Tenant Industrial Park
- Centralized location with easy access to I-10, SR-143, & Sky Harbor International Airport
- Building Signage
- Attractive Landscaping
- Masonry Construction
- 120-208v Power
- 3.8/1,000 Parking Ratio
- Frontage on E Roeser Rd



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.

07 30 26

ROESER COMMERCE CENTER

SITE PLAN

UNDER NEW OWNERSHIP



Building 1 (West) - ±42,488 SF

Suites 8 - 28

Building 2 (East) - ±18,000 SF

Suites 1 - 7



E ROESER RD

AVAILABLE OCCUPIED

AVAILABILITIES

SUITE	SF	OFFICE %	OFFICE LAYOUT
1	±3,079	25%	Reception, 2 Offices, Break Room, 1 Restroom
2	±3,084	50%	Reception, 2 Offices, Break Room, & Restroom
3	±2,570	15%	Reception, 2 Offices, & Restroom
8	±2,506	-	Reception, Office, & Restroom
11	±2,062	70%	Reception, Office, Conference Room, Break Room, & Restroom
15	±2,033	40%	Reception, 3 Offices, Restroom, Break Room
16	±2,067	40%	Reception, 3 Offices, Restroom
18	±2,149	15%	Reception, Restroom, & Office
27	±1,213	53%	Reception, Office, Restroom

FOR MORE INFORMATION, PLEASE CONTACT:

DARIN EDWARDS
D 480.214.1117
M 480.628.8661
dedwards@cpiatz.com

KELLI JELINEK
D 480.214.1109
M 480.369.7872
kjelinek@cpiatz.com



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC

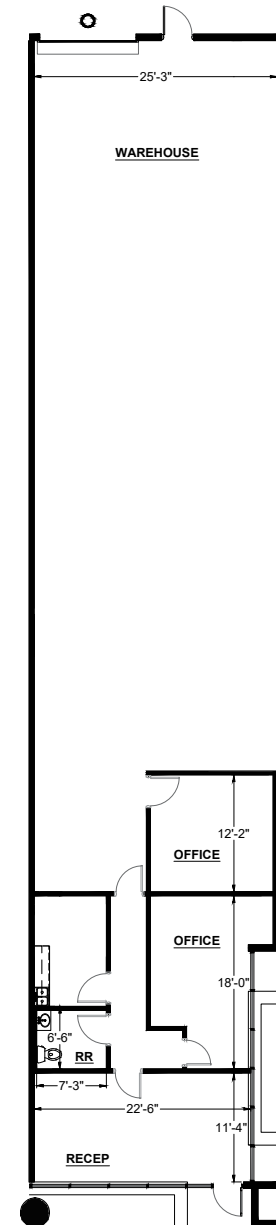
TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiatz.com

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.

07/30/26

ROESER COMMERCE CENTER

SUITE 1 (±3,079 SF)



UNDER NEW OWNERSHIP



FOR MORE INFORMATION

DARIN EDWARDS

D 480.214.1117

M 480.628.8661

dedwards@cpiaz.com

KELLI JELINEK

D 480.214.1109

M 480.369.7872

kjelinek@cpiaz.com

COMMERCIAL PROPERTIES INC.

2323 W University Dr

Tempe, AZ, 85281

www.cpiaz.com

ROESER COMMERCE CENTER

3702 E ROESER RD

PHOENIX, AZ 85040

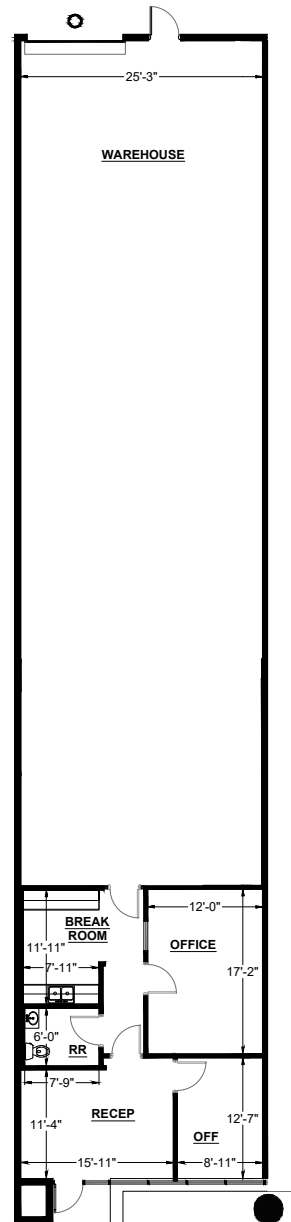


The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should 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.

07 30 26

ROESER COMMERCE CENTER

SUITE 2 (±3,084 SF)



UNDER NEW OWNERSHIP



FOR MORE INFORMATION

DARIN EDWARDS
D 480.214.1117
M 480.628.8661
dedwards@cpiaz.com

KELLI JELINEK
D 480.214.1109
M 480.369.7872
kjelinek@cpiaz.com

COMMERCIAL PROPERTIES INC.
2323 W University Dr
Tempe, AZ, 85281
www.cpiaz.com

ROESER COMMERCE CENTER
3702 E ROESER RD
PHOENIX, AZ 85040

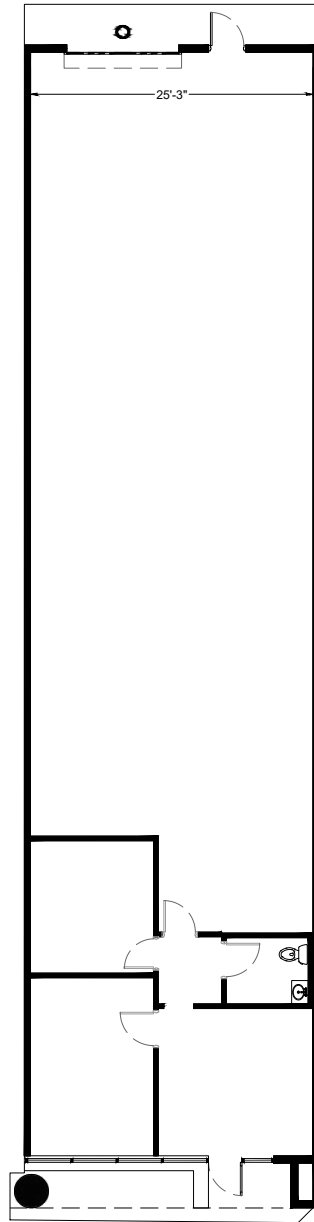


The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should 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.

07 30 26

ROESER COMMERCE CENTER

SUITE 3 (±2,570 SF)



UNDER NEW OWNERSHIP



FOR MORE INFORMATION

DARIN EDWARDS

D 480.214.1117

M 480.628.8661

dedwards@cpiaz.com

KELLI JELINEK

D 480.214.1109

M 480.369.7872

kjelinek@cpiaz.com

COMMERCIAL PROPERTIES INC.

2323 W University Dr

Tempe, AZ, 85281

www.cpiaz.com

ROESER COMMERCE CENTER

3702 E ROESER RD

PHOENIX, AZ 85040



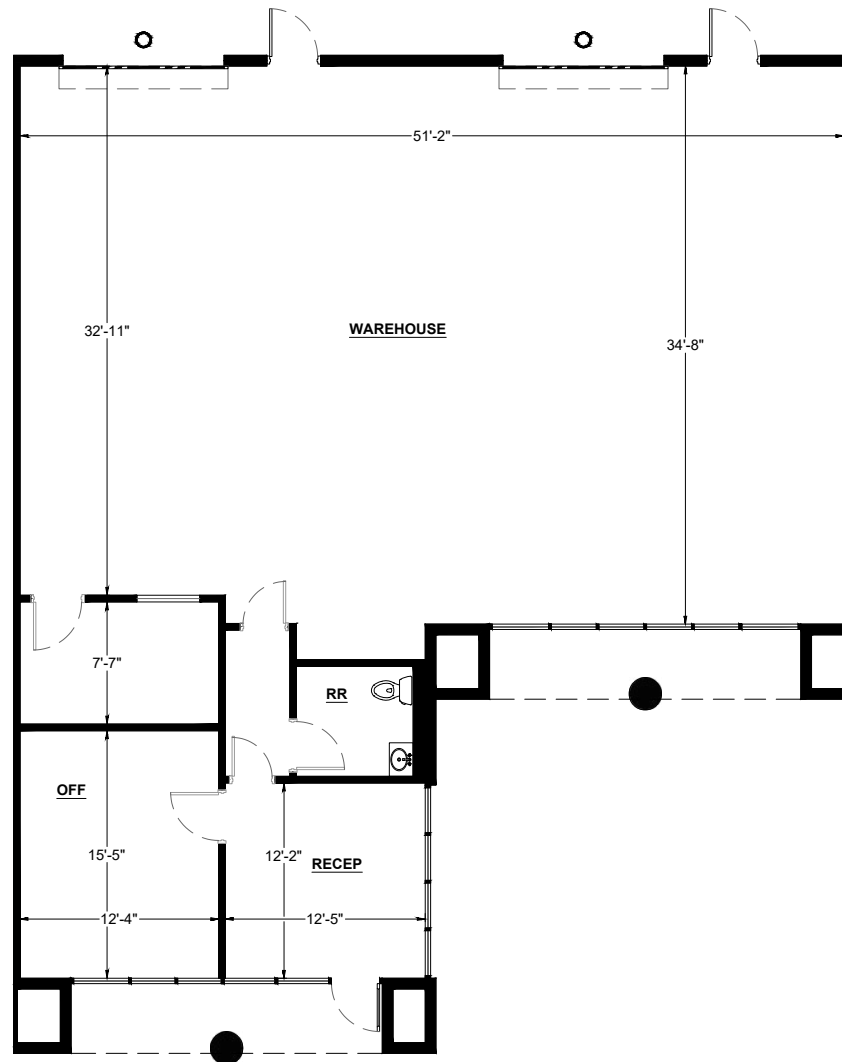
The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should 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.

07 30 26

ROESER COMMERCE CENTER

SUITE 8 (±2,506 SF)

UNDER NEW OWNERSHIP



FOR MORE INFORMATION

DARIN EDWARDS

D 480.214.1117

M 480.628.8661

dedwards@cpiaz.com

KELLI JELINEK

D 480.214.1109

M 480.369.7872

kjelinek@cpiaz.com

COMMERCIAL PROPERTIES INC.

2323 W University Dr

Tempe, AZ, 85281

www.cpiaz.com

ROESER COMMERCE CENTER

3702 E ROESER RD

PHOENIX, AZ 85040



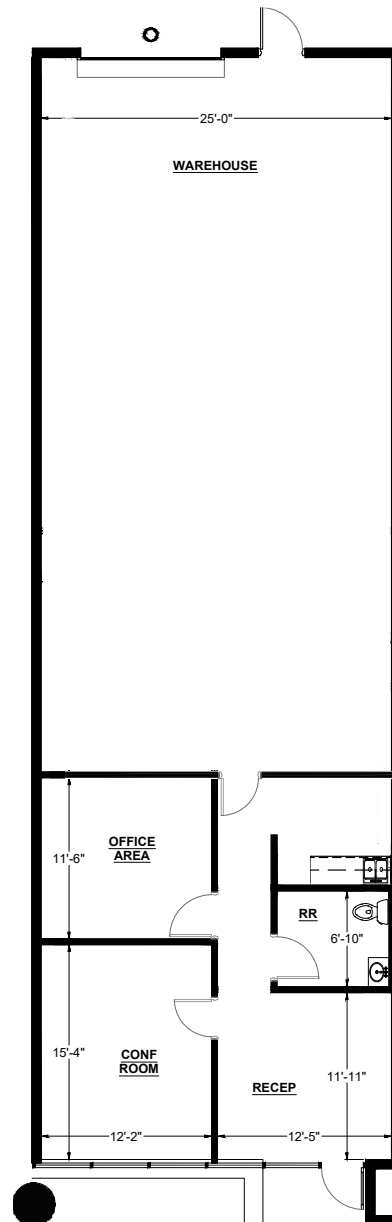
The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should 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.

07 30 26

ROESER COMMERCE CENTER

SUITE 11 (±2,062 SF)

UNDER NEW OWNERSHIP



FOR MORE INFORMATION

DARIN EDWARDS
D 480.214.1117
M 480.628.8661
dedwards@cpiaz.com

KELLI JELINEK
D 480.214.1109
M 480.369.7872
kjelinek@cpiaz.com

COMMERCIAL PROPERTIES INC.
2323 W University Dr
Tempe, AZ, 85281
www.cpiaz.com

ROESER COMMERCE CENTER
3702 E ROESER RD
PHOENIX, AZ 85040



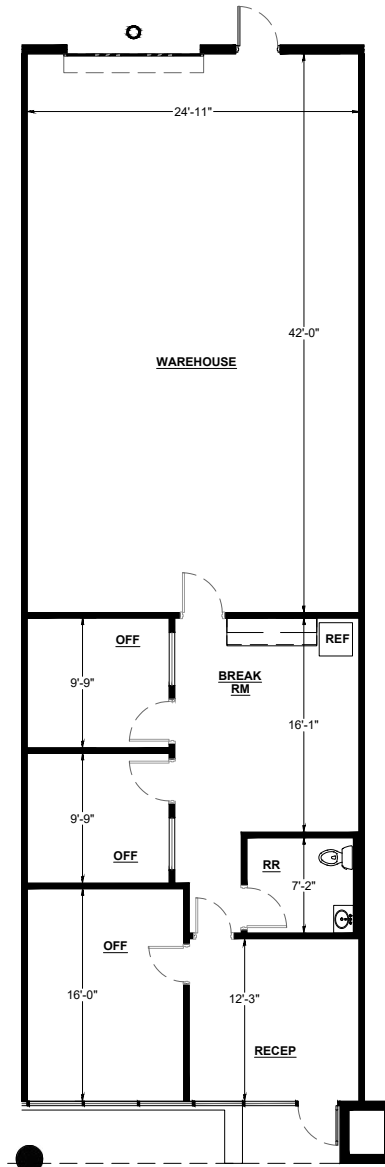
The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should 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.

07 30 26

ROESER COMMERCE CENTER

SUITE 15 (±2,033 SF)

UNDER NEW OWNERSHIP



FOR MORE INFORMATION

DARIN EDWARDS

D 480.214.1117

M 480.628.8661

dedwards@cpiaz.com

KELLI JELINEK

D 480.214.1109

M 480.369.7872

kjelinek@cpiaz.com

COMMERCIAL PROPERTIES INC.

2323 W University Dr

Tempe, AZ, 85281

www.cpiaz.com

ROESER COMMERCE CENTER

3702 E ROESER RD

PHOENIX, AZ 85040



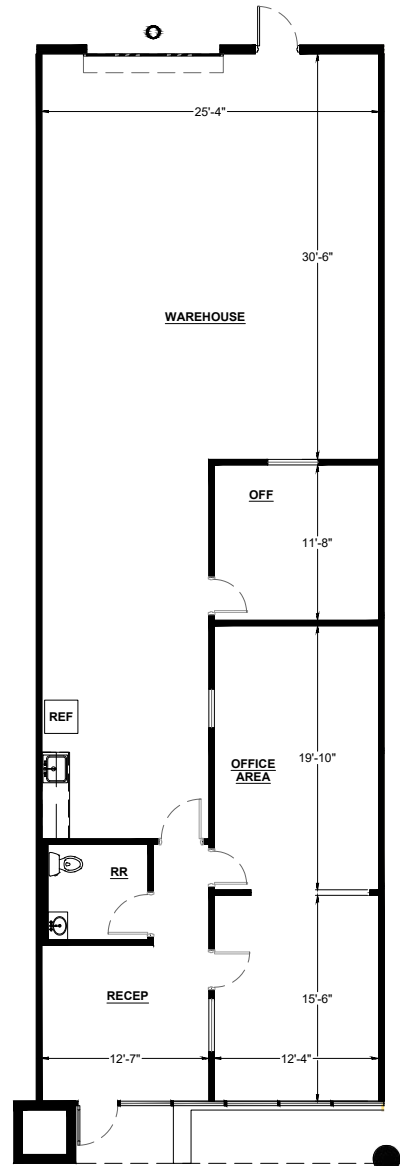
The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should 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.

07 30 26

ROESER COMMERCE CENTER

SUITE 16 (±2,067 SF)

UNDER NEW OWNERSHIP



FOR MORE INFORMATION

DARIN EDWARDS
D 480.214.1117
M 480.628.8661
dedwards@cpiaz.com

KELLI JELINEK
D 480.214.1109
M 480.369.7872
kjelinek@cpiaz.com

COMMERCIAL PROPERTIES INC.

2323 W University Dr
Tempe, AZ, 85281
www.cpiaz.com

ROESER COMMERCE CENTER

3702 E ROESER RD
PHOENIX, AZ 85040

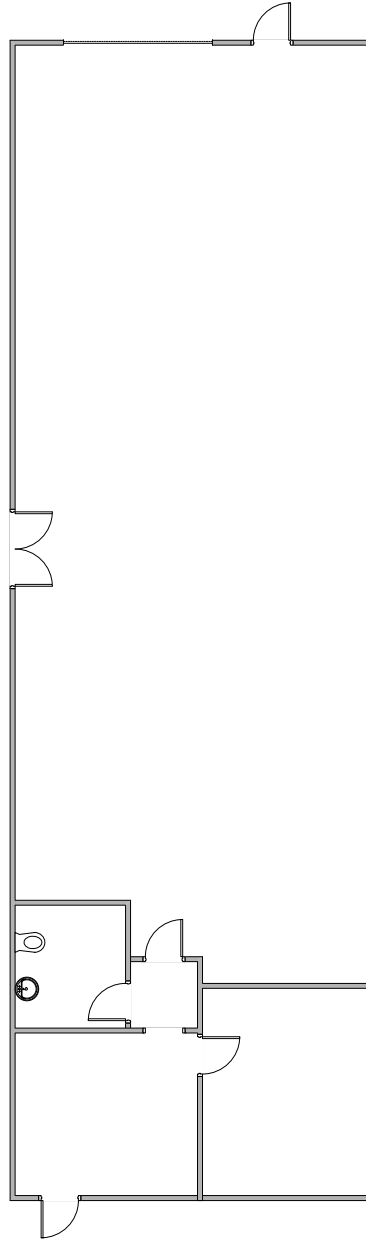


The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should 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.

07 30 26

ROESER COMMERCE CENTER

SUITE 18 (±2,056 SF)



UNDER NEW OWNERSHIP



FOR MORE INFORMATION

DARIN EDWARDS

D 480.214.1117

M 480.628.8661

dedwards@cpiaz.com

KELLI JELINEK

D 480.214.1109

M 480.369.7872

kjelinek@cpiaz.com

COMMERCIAL PROPERTIES INC.

2323 W University Dr

Tempe, AZ, 85281

www.cpiaz.com

ROESER COMMERCE CENTER

3702 E ROESER RD

PHOENIX, AZ 85040



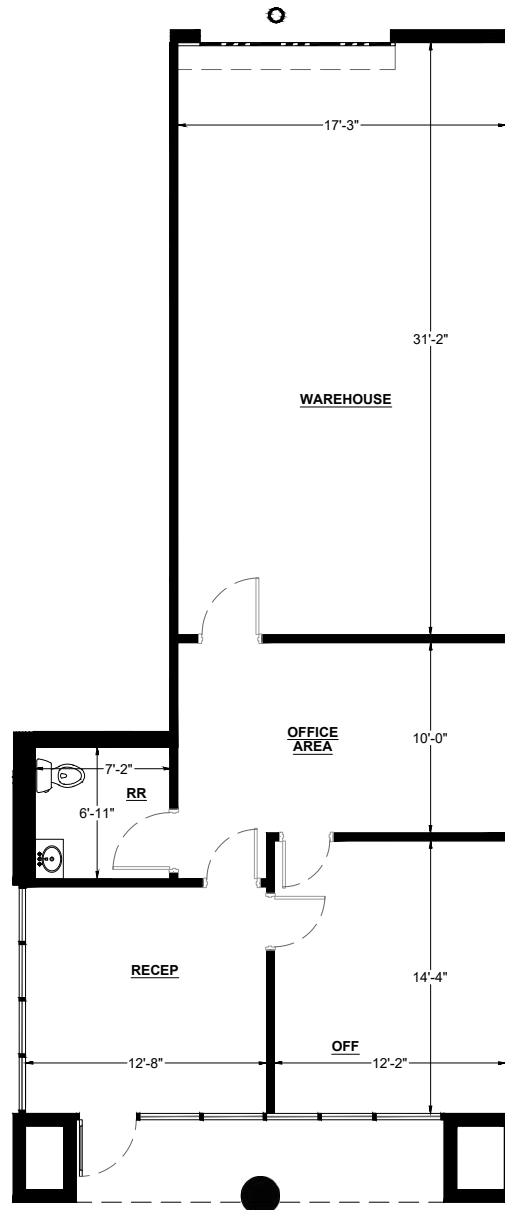
The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should 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.

07 30 26

ROESER COMMERCE CENTER

SUITE 27 (±1,213 SF)

UNDER NEW OWNERSHIP



FOR MORE INFORMATION

DARIN EDWARDS
D 480.214.1117
M 480.628.8661
dedwards@cpiaz.com

KELLI JELINEK
D 480.214.1109
M 480.369.7872
kjelinek@cpiaz.com

COMMERCIAL PROPERTIES INC.
2323 W University Dr
Tempe, AZ, 85281
www.cpiaz.com

ROESER COMMERCE CENTER
3702 E ROESER RD
PHOENIX, AZ 85040



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.

07.30.26

ROESER COMMERCE CENTER

AMENITIES & IMPROVEMENTS

UNDER NEW OWNERSHIP



NEARBY AMENITIES

- Sky Harbor International Airport
- Arizona State University
- Close to Downtown Phoenix
- Easy Access to I-10 Freeway

FOR MORE INFORMATION

DARIN EDWARDS

D 480.214.1117

M 480.628.8661

dedwards@cpi.az.com

KELLI JELINEK

D 480.214.1109

M 480.369.7872

kjelinek@cpi.az.com

COMMERCIAL PROPERTIES INC.

2323 W University Dr

Tempe, AZ, 85281

www.cpi.az.com

ROESER COMMERCE CENTER

3702 E ROESER RD

PHOENIX, AZ 85040



COMMERCIAL PROPERTIES INC.
Locally Owned. Globally Connected.

NEARBY AMENITIES