

Reywest Commerce Center

±116,890 SF FREESTANDING INDUSTRIAL
DIVISIBLE DOWN TO ±46,890 SF (STE A) & ±70,000 SF (STE B)

3555 W WASHINGTON ST, PHOENIX, AZ 85009



AVAILABLE FOR SUBLEASE

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 **COMMERCIAL PROPERTIES INC.**
Locally Owned. Globally Connected. CORFAC INTERNATIONAL



Single-Tenant Industrial Building

AVAILABLE FOR SUBLEASE

Secure this strategically located ±116,890 SF freestanding industrial facility at 3555 W Washington St. **Available for Sublease through April 2028**, this A-2 zoned property is built for heavy manufacturing, demanding utility use, and extensive distribution needs. The building is divisible to ±46,890 SF (Ste A) and ±70,000 SF (Ste B) giving you flexible options if you don't need to lease the entire building.

The site boasts exceptional infrastructure, featuring a massive power capacity upgraded to 8,000 Amps, a fully fenced yard, and an on-site truck scale to streamline heavy freight logistics. Inside, the facility offers a 30' clear height, evaporative cooling, ESFR-capable sprinklers, and an expansive +150' gated truck court designed for optimal operational efficiency.

Property Summary

Address	3555 W Washington St Phoenix, AZ 85009
Available	Ste A: ±46,890 SF (±1,901 SF New Office) Ste B: ±70,000 SF ±116,890 SF Total
Clear Height	30'
Dock-High Doors (10' x 12')	Ste A: 5 Ste B: 18 21 Total (12 Pit Levers)
Ramp to Grade Doors (12' x 16')	Ste A: 1 Ste B: 1 2 Total
Power	8,000A, 277/480V, 3-Ph
Truck Scale	On-Site Truck Scale
Lighting	LED lights throughout and skylights
Sprinkler System	ESFR capable
Cooling	Evaporative Cooled Warehouse
Building Depth	248'
Truck Court	±150' Gated/Secure
Zoning	A-2 Zoning, City of Phoenix
Electric Provider	APS
Lease Rate	\$0.70/SF/Month (Gross) with no CAM increases or yearly increases over the remaining term



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.

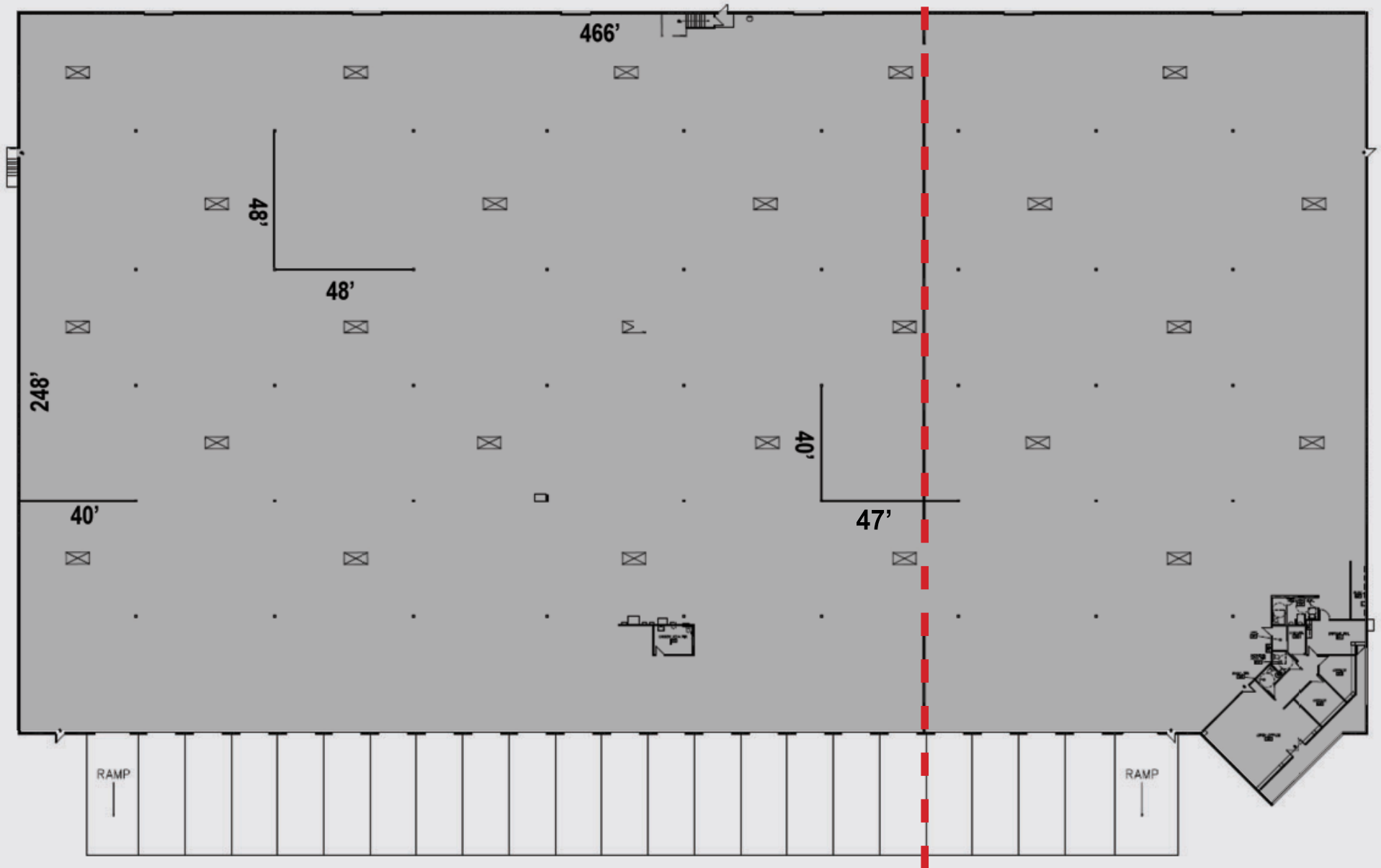


Floor Plan



Suite B (±70,000 SF)

Suite A (±46,890 SF)



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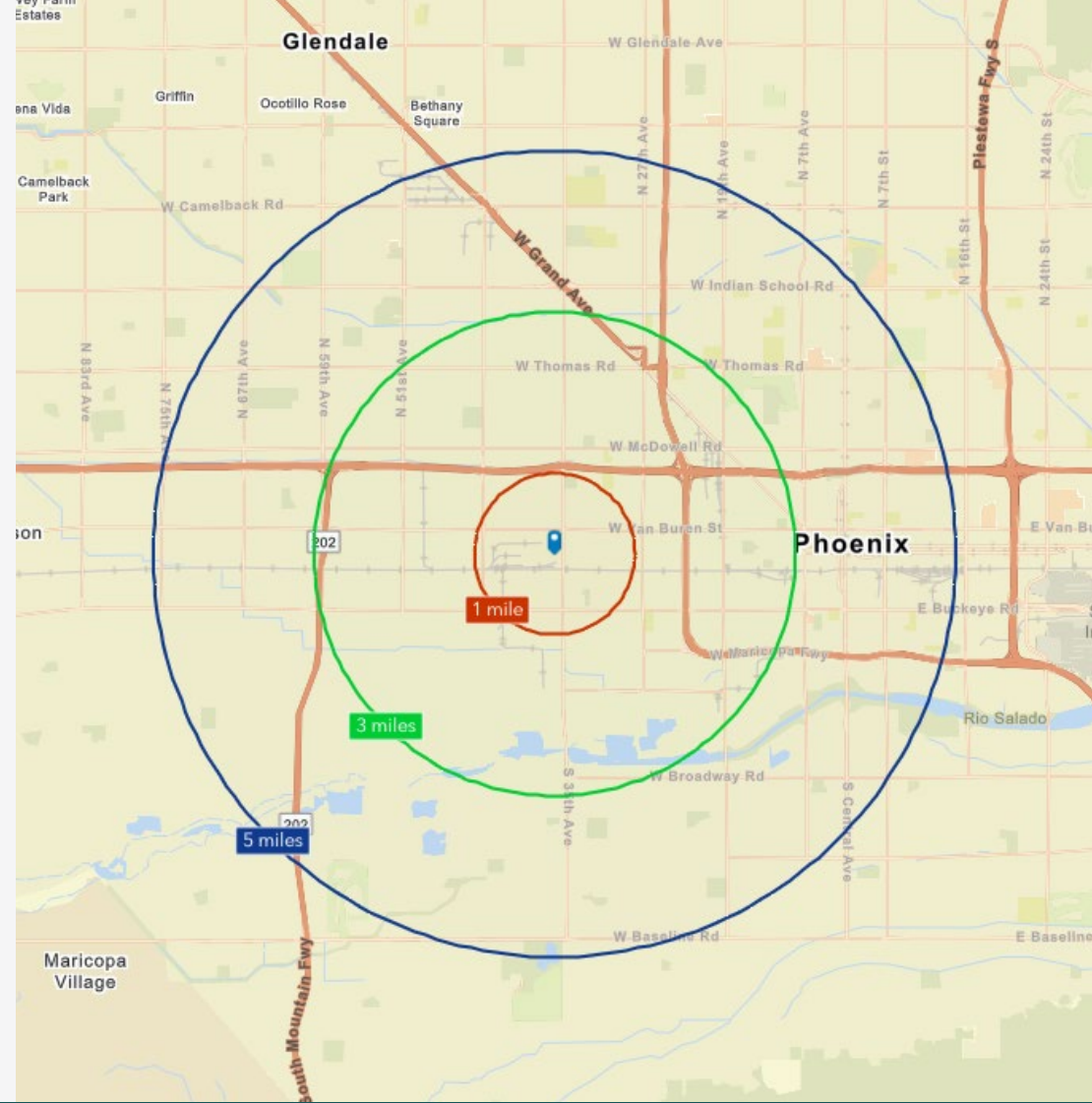
Strategic Access & Distribution

Positioned perfectly within the highly sought-after Southwest Phoenix industrial submarket, 3555 W Washington St provides unmatched regional distribution capabilities. The site offers immediate, seamless access to the Valley's major transportation arteries, sitting centrally between the Loop 202, Interstate 10, and Interstate 17. This prime, central positioning allows heavy freight and last-mile logistics operators to efficiently service the broader Phoenix metropolitan area while benefiting from a dense surrounding grid of established corporate manufacturers and regional e-commerce distribution hubs.



Demographics

	1 Mile	3 Miles	5 Miles
2024 Population	13,015	87,378	358,387
Projected Growth 2024 - 2029	1.3%	1.5%	1.6%
2024 Households	3,464	25,599	113,282
Median Age	29.9	31.5	31.4
Bachelor's Degree or Higher	3%	7%	17%
Avg HH Income	\$55,655	\$57,978	\$70,378
Total Consumer Spending	\$103.3M	\$733M	\$3.3B
Daytime Employment	6,545	73,941	233,861
Businesses	521	4,096	19,159
Median Home Value	\$108,868	\$209,432	\$261,389



For More Information, Please Contact an Exclusive Listing Agent:

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