

FIRST 2 MONTHS FREE W/ 3+ YEAR DEAL



# SMALL BAY INDUSTRIAL SUITES FOR LEASE

2853-2855 S 44TH ST | PHOENIX, AZ 85040

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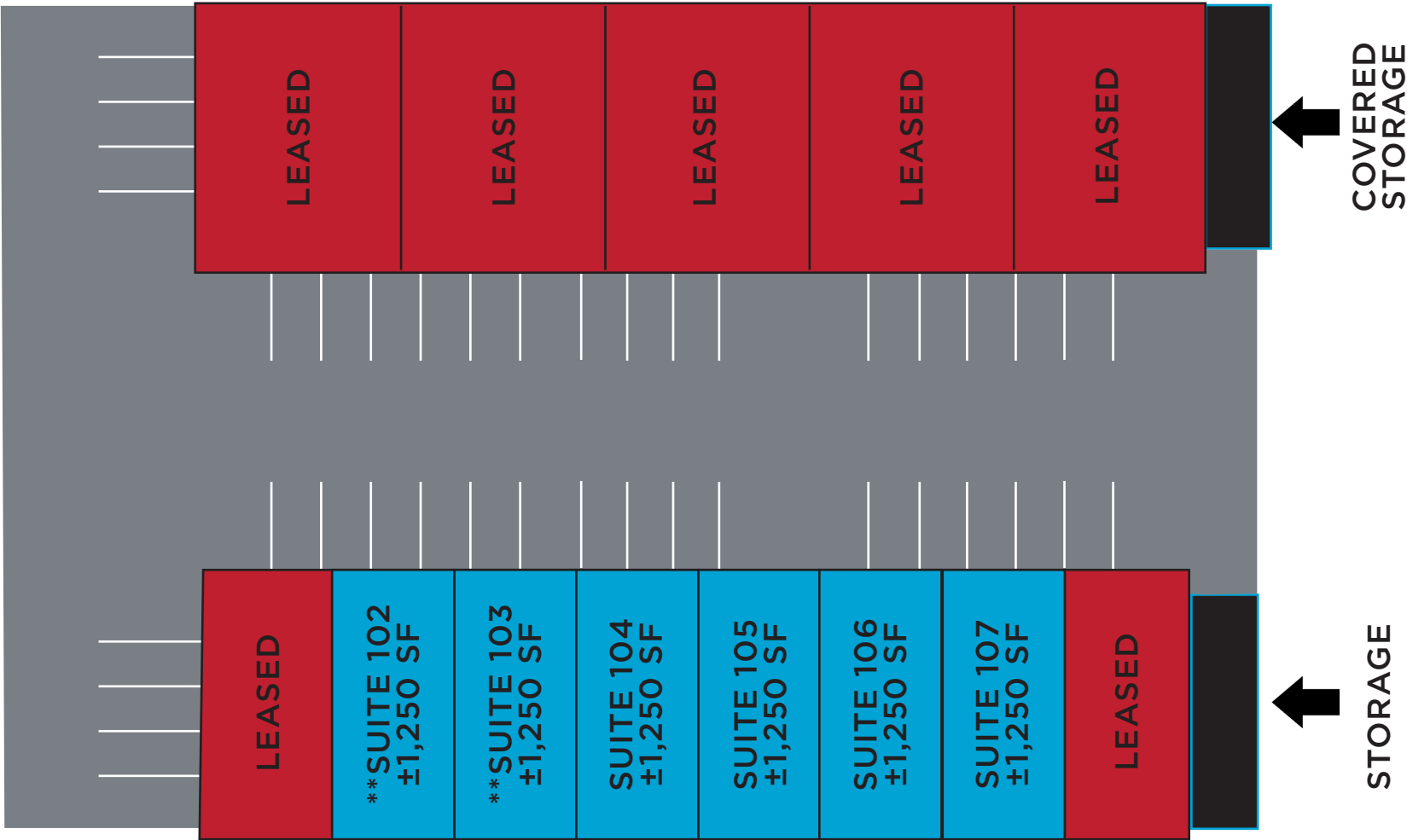
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# CURRENT AVAILABILITY

PROPERTY IS ZONED A-1 

S 44TH ST



\*\*Suites 102 & 103 contiguous to ±2,500 SF

This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

# 2855 S 44TH ST | SUITE 102\*\*

## SUITE DETAILS

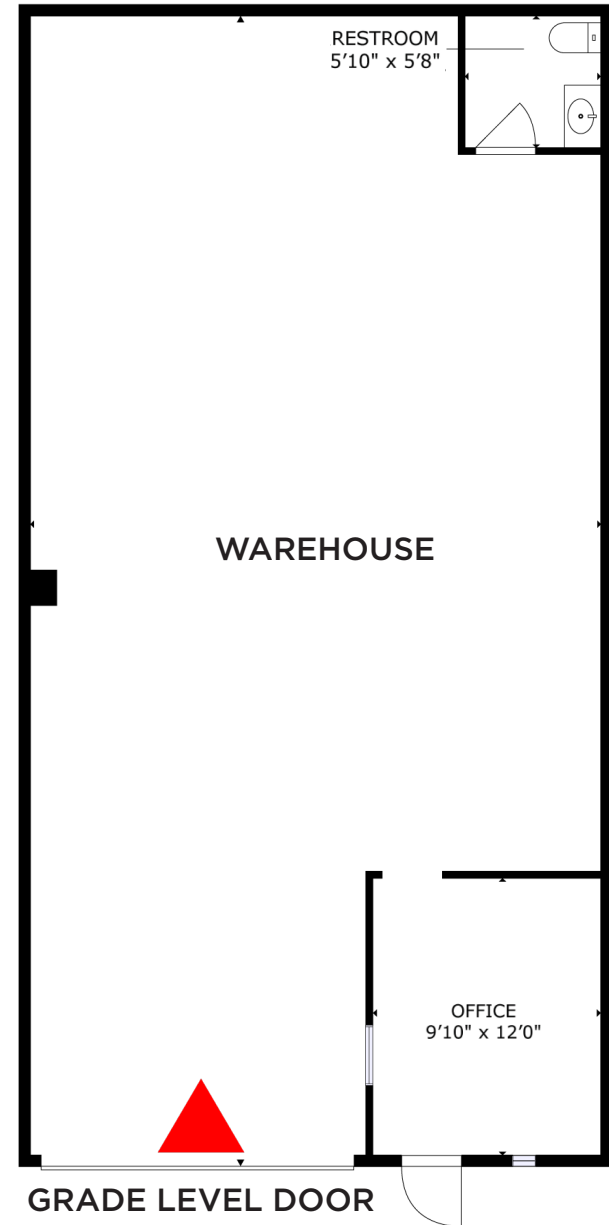
LEASE RATE: \$1.45/SF IG

SUITE SF: ±1,250 SF

## SUITE HIGHLIGHTS

- EVAP cooled
- ±12' clear height
- 200 amps of power
- Small reception
- One (1) 10' x 10' grade level door

\*\*Suites 102 & 103 contiguous to ±2,500 SF



# 2855 S 44TH ST | SUITE 103\*\*

## SUITE DETAILS

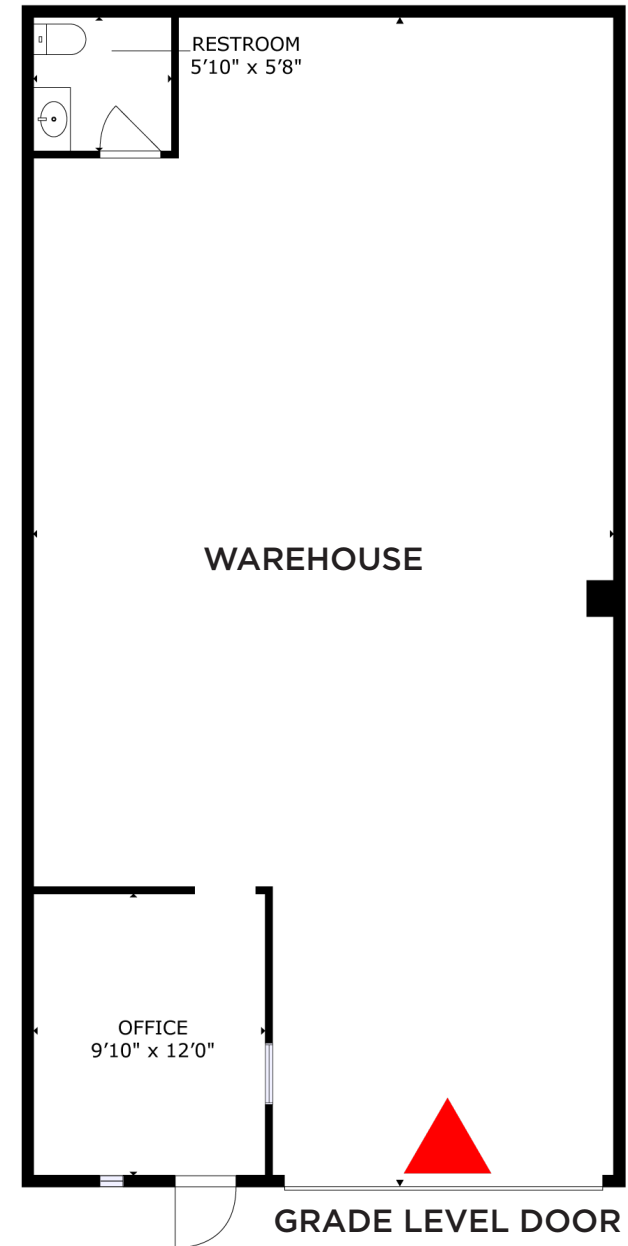
LEASE RATE: \$1.45/SF IG

SUITE SF: ±1,250 SF

## SUITE HIGHLIGHTS

- EVAP cooled
- ±12' clear height
- 200 amps of power
- Small reception
- One (1) 10' x 10' grade level door

\*\*Suites 102 & 103 contiguous to ±2,500 SF



# 2855 S 44TH ST | SUITES 102 & 103

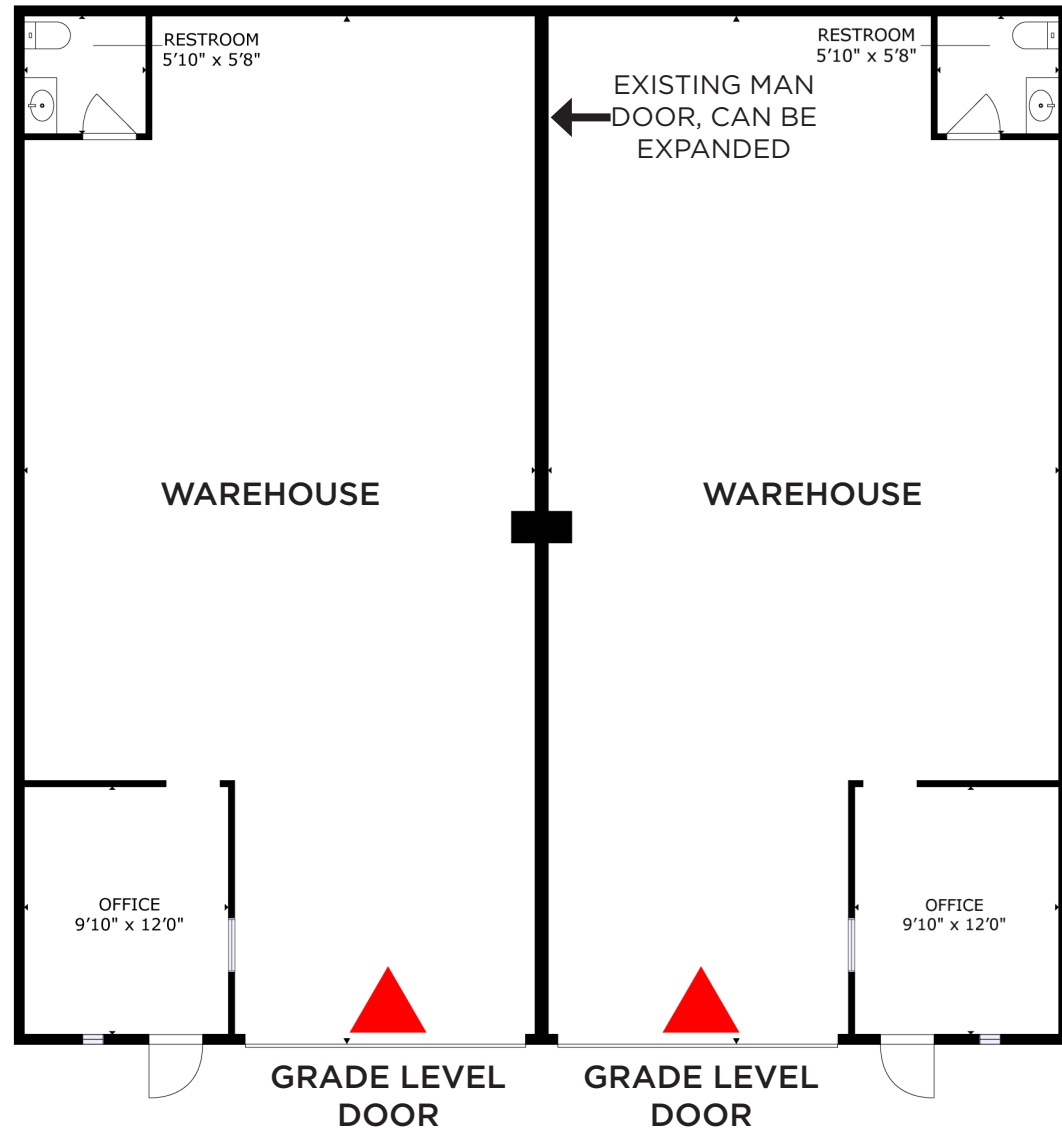
## SUITE DETAILS

LEASE RATE: \$1.45/SF IG

SUITE SF: ±2,500 SF

## SUITE HIGHLIGHTS

- EVAP cooled
- ±12' clear height
- 200 amps of power
- Small reception
- Two (2) 10' x 10' grade level door



# 2855 S 44TH ST | SUITE 104

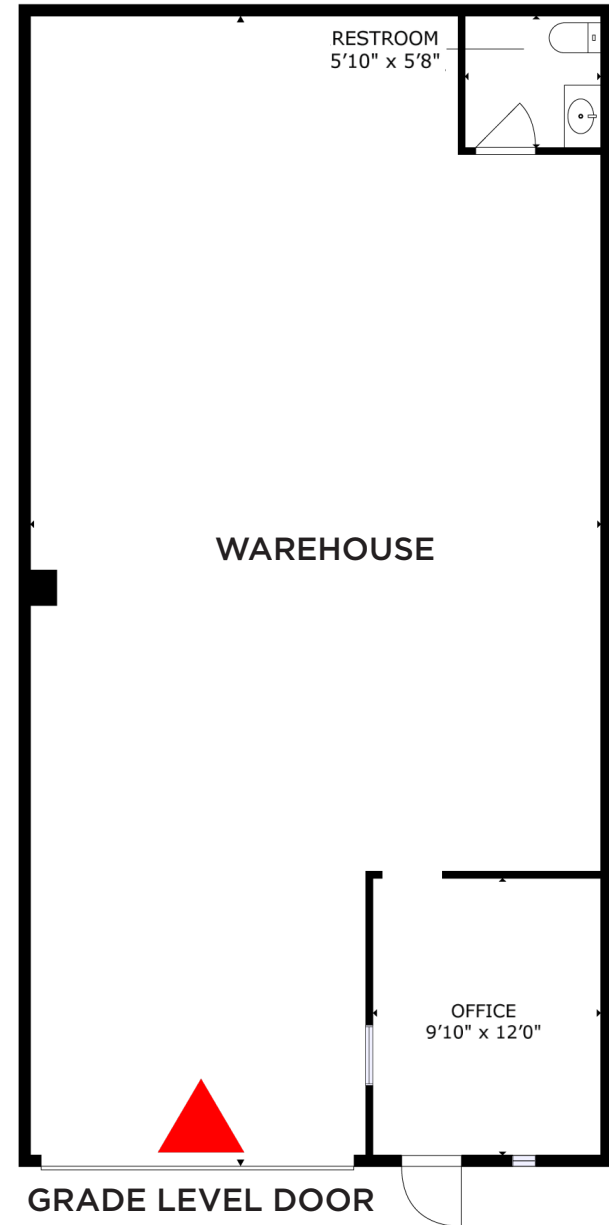
## SUITE DETAILS

LEASE RATE: \$1.45/SF IG

SUITE SF: ±1,250 SF

## SUITE HIGHLIGHTS

- EVAP cooled
- ±12' clear height
- 200 amps of power
- Small reception
- One (1) 10' x 10' grade level door



# 2855 S 44TH ST | SUITE 105

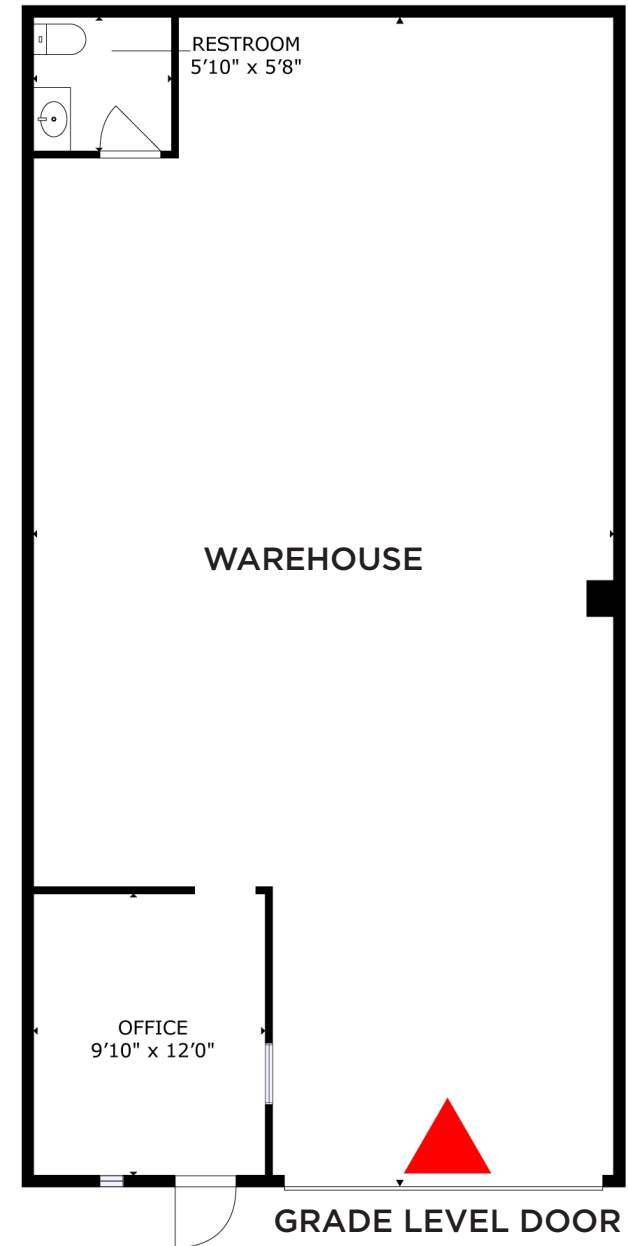
## SUITE DETAILS

LEASE RATE: \$1.45/SF IG

SUITE SF: ±1,250 SF

## SUITE HIGHLIGHTS

- EVAP cooled
- ±12' clear height
- 200 amps of power
- Small reception
- One (1) 10' x 10' grade level



# 2855 S 44TH ST | SUITE 106

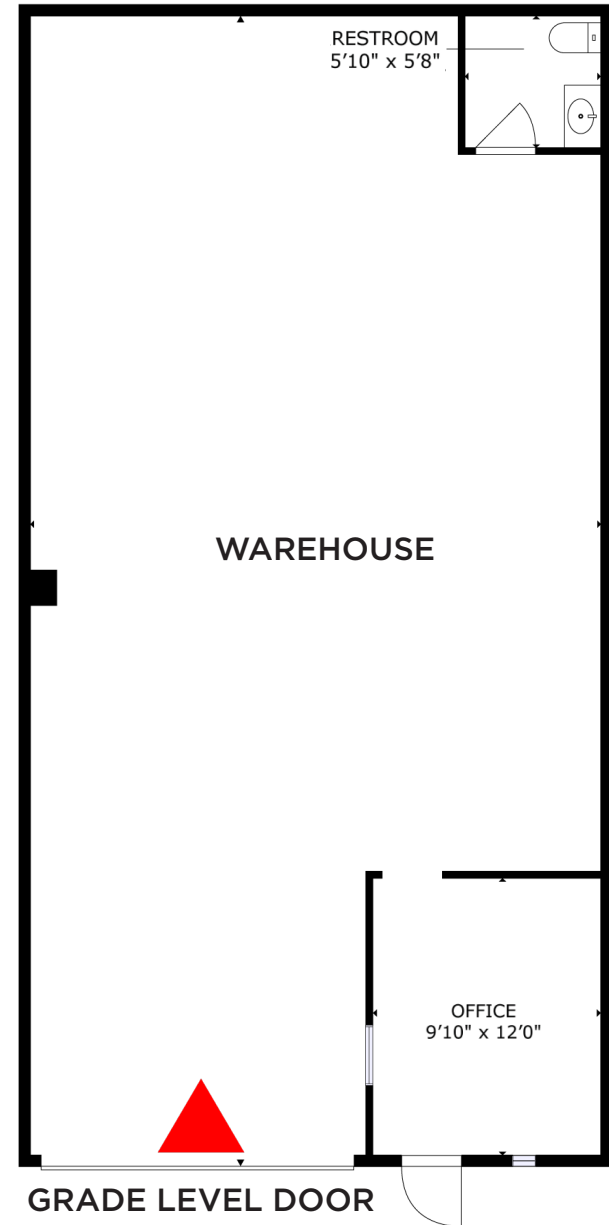
## SUITE DETAILS

LEASE RATE: \$1.45/SF IG

SUITE SF: ±1,250 SF

## SUITE HIGHLIGHTS

- 10' x 10' Grade Level Door
- EVAP cooled
- 12' clear height
- 200A of power
- Small office buildout
- Bathroom



# 2855 S 44TH ST | SUITE 107

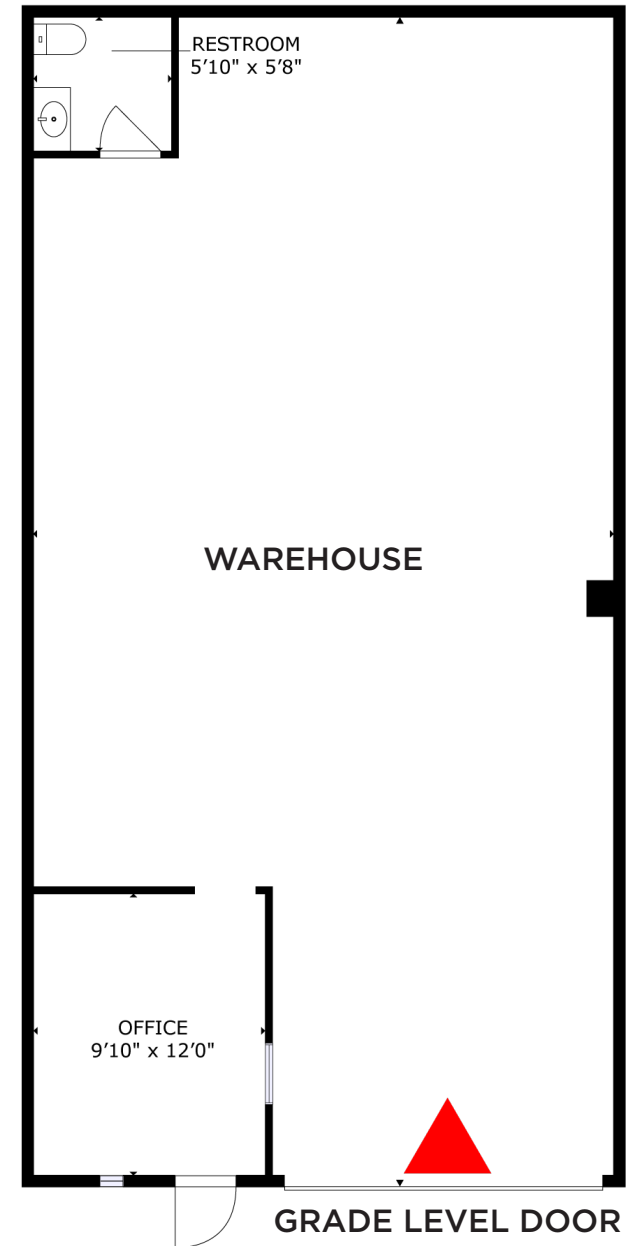
## SUITE DETAILS

LEASE RATE: \$1.45/SF IG

SUITE SF: ±1,250 SF

## SUITE HIGHLIGHTS

- EVAP cooled
- ±12' clear height
- 200 amps of power
- Small reception
- One (1) 10' x 10' grade level door



# LOCATION HIGHLIGHTS

E UNIVERSITY DR | VPD: ±21,580

153

153



**PHX**

PHOENIX SKY HARBOR  
INTERNATIONAL AIRPORT

S 44TH ST | VPD: ±2,575

COVERED  
STORAGE

STORAGE



# AERIAL OVERVIEW



# PHX

PHOENIX SKY HARBOR  
INTERNATIONAL AIRPORT

ARIZONA  
143

LOOP  
202

INTERSTATE  
10

US  
60

AVNET

**GEORGE BRAZIL**  
24-HR SERVICE SINCE 1952  
Air Conditioning • Heating

**EWING**  
OUTDOOR SUPPLY

**PillPack**  
by amazon pharmacy

amazon

SITE

E UNIVERSITY DR

ASM

DriveTime

Medtronic

**PARKER**  
& SONS

OnTrac

MICROCHIP

**ASU**

University of  
Phoenix

ZipRecruiter

ASPEN  
UNIVERSITY

RIO SALADO COLLEGE  
AMERICA'S ONLINE COMMUNITY COLLEGE

INTERSTATE  
10

E BROADWAY RD

INTERSTATE  
10

US  
60

# DEMOGRAPHICS

## POPULATION



	1 MILE	3 MILES	5 MILES
2024	2,031	78,367	327,117
2029	2,168	85,108	354,561

## HOUSEHOLDS

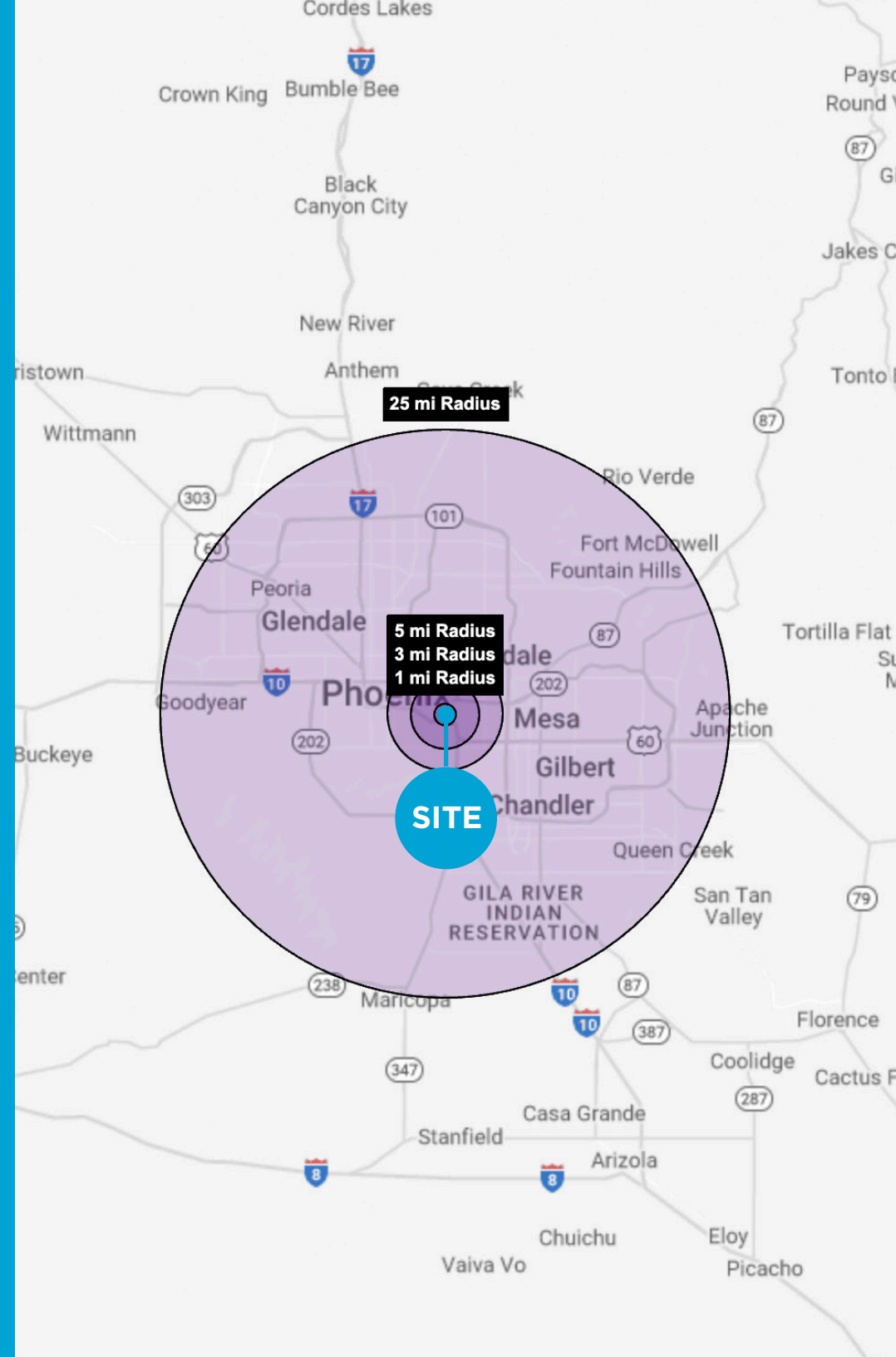


	1 MILE	3 MILES	5 MILES
2024	602	31,369	128,783
2029	646	34,143	139,973

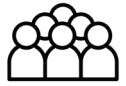
## AVG. H.H. INCOME



	1 MILE	3 MILES	5 MILES
2024	\$62,871	\$71,327	\$78,674



# PHOENIX CITY OVERVIEW



**1.6M +**  
TOTAL POPULATION



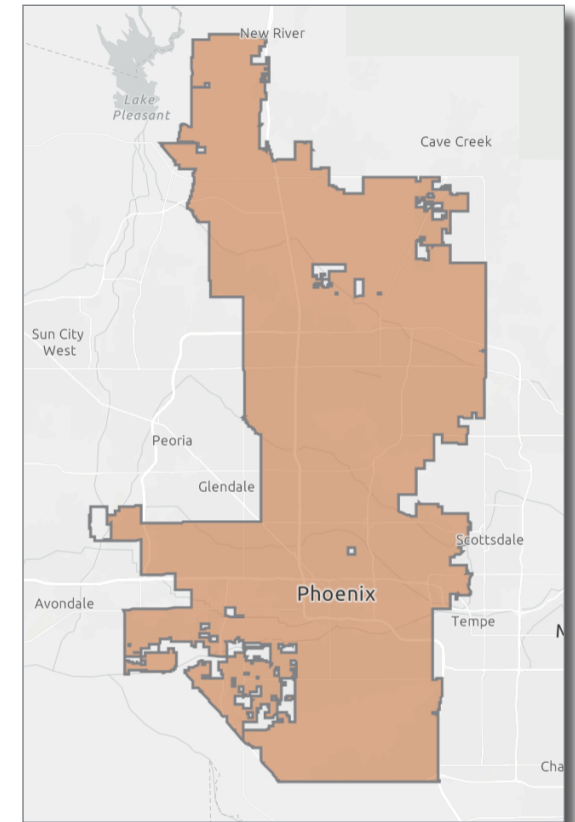
**\$70K +**  
AVG HH INCOME

## GROWING POPULATION

The City of Phoenix is a fast-paced and dynamic city with a welcoming attitude towards its residents and businesses. Phoenix is the 5th largest city in the United States, and currently houses more than 1.6M residents with the median age being 34 years old. The population grew 11.2% in between 2010-2020, and the city is still seeing businesses and families alike relocating to the city. Phoenix has plenty to offer its residents and visitors, including more than 185 golf courses, 10 luxurious resorts, the finest dining in the state, and more than 50 miles of hiking, biking, and horseback riding trails.

## BUSINESS IN PHOENIX

There are currently close to 50,000 businesses in Phoenix and over 750,000 employees. Entertainment, travel, and apparel are the most popular business sectors residents spend their income on. Phoenix is home to corporate headquarters of five Fortune 500 companies: Avnet, Freeport-McMoRan, Republic Services, Magellan Health and Sprouts Farmers Market (2021).



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