

INDUSTRIAL/WAREHOUSE SPACE

3804 E ROESER RD | PHOENIX, AZ



3-MONTHS
FREE
ON A 5-YEAR LEASE

FOR LEASE
\$1.20 SF
PER MONTH | NNN

±13,602 SF INDUSTRIAL SPACE

25% OFFICE | (2) GL DOORS, (1) FREE-STANDING TRUCKWELL

EXCLUSIVE CONTACTS:

THE **LEROY BREINHOLT**
TEAM

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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

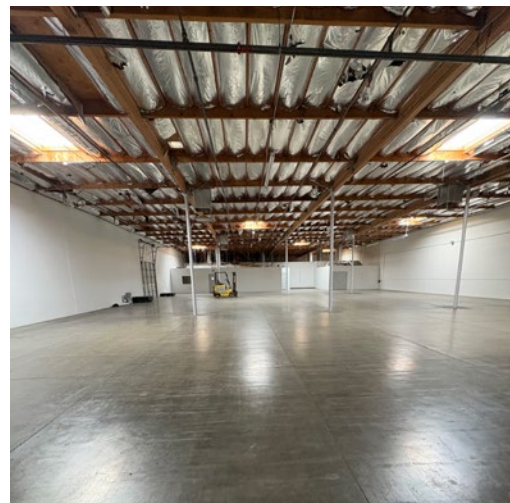
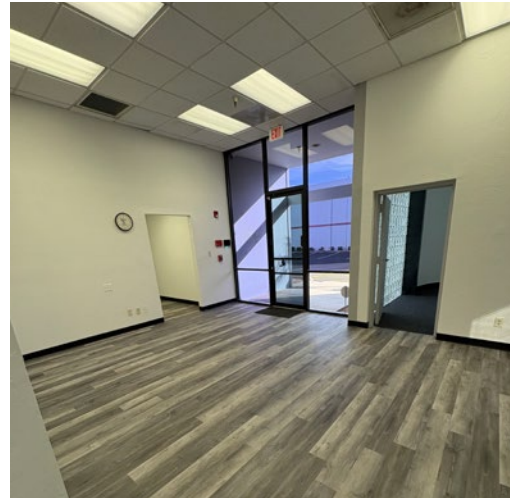
TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

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BUILDING SIZE	13,602 SF
LOT SIZE	33,156 SF
APN	122-74-152B
ZONING	IND-PK
YEAR BUILT	1985
LOADING	(2) Grade Level Doors (1) Free-standing Truckwell
LEASE RATE	*\$1.20/SF PER MONTH NNN

***3-MONTHS FREE ON A 5-YEAR LEASE**



DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES
2024 Population	6,963	71,348	283,519
2024 Households	2,245	25,782	106,461
Avg Household Income	\$77,413	\$79,247	\$76,895
Median Household Income	\$70,100	\$63,238	\$58,538
Median Home Value	\$260,897	\$304,426	\$325,766
Daytime Employees	16,562	78,915	215,295
Businesses	985	5,181	16,068

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. 05 04 26

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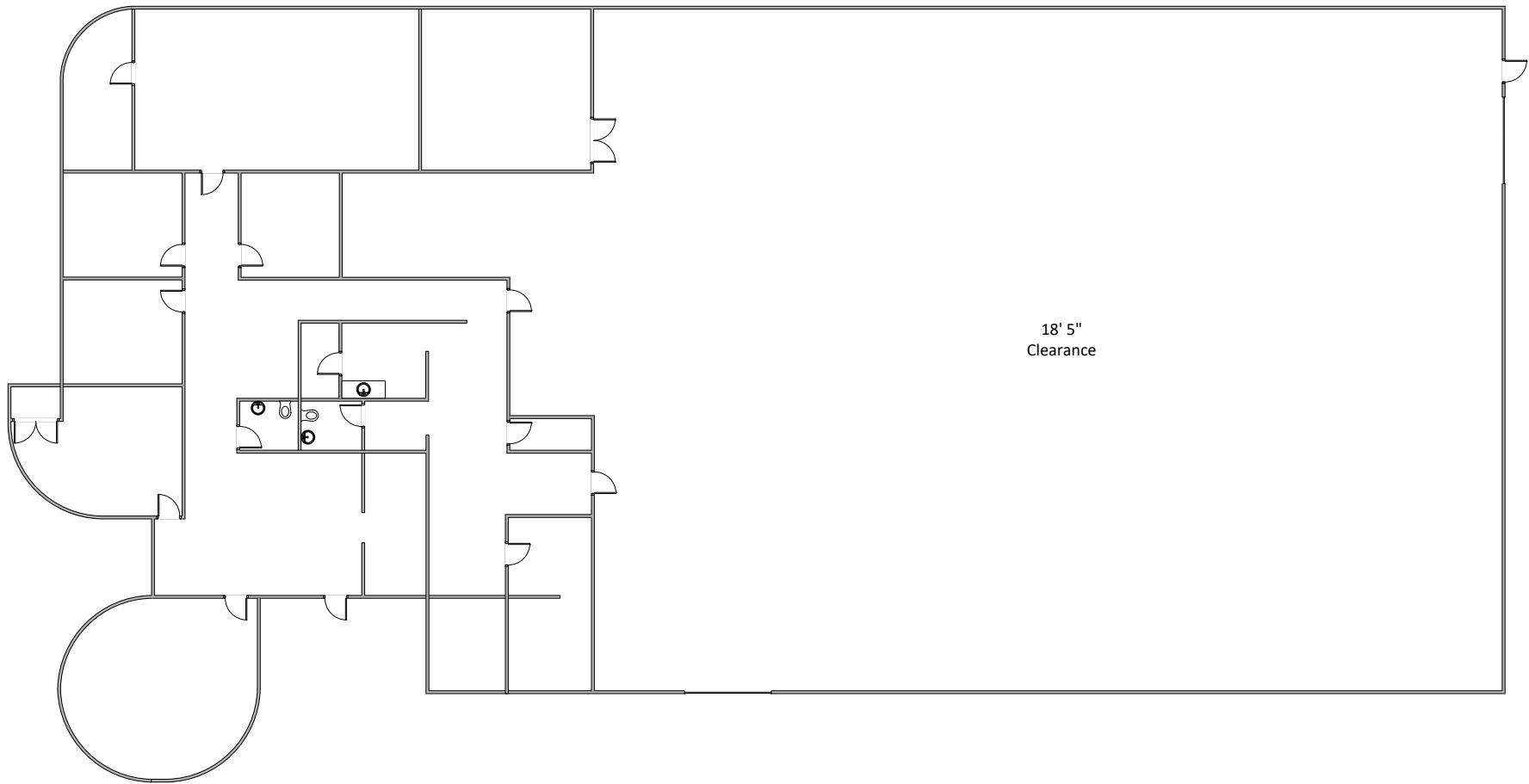
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