



Sublease Rate Reduced to \$0.60 NNN

**±77,912 Square Feet Available
Industrial Warehouse**

824 E University Drive, Phoenix, AZ

For Sublease

Master Lease Expires 3/31/27

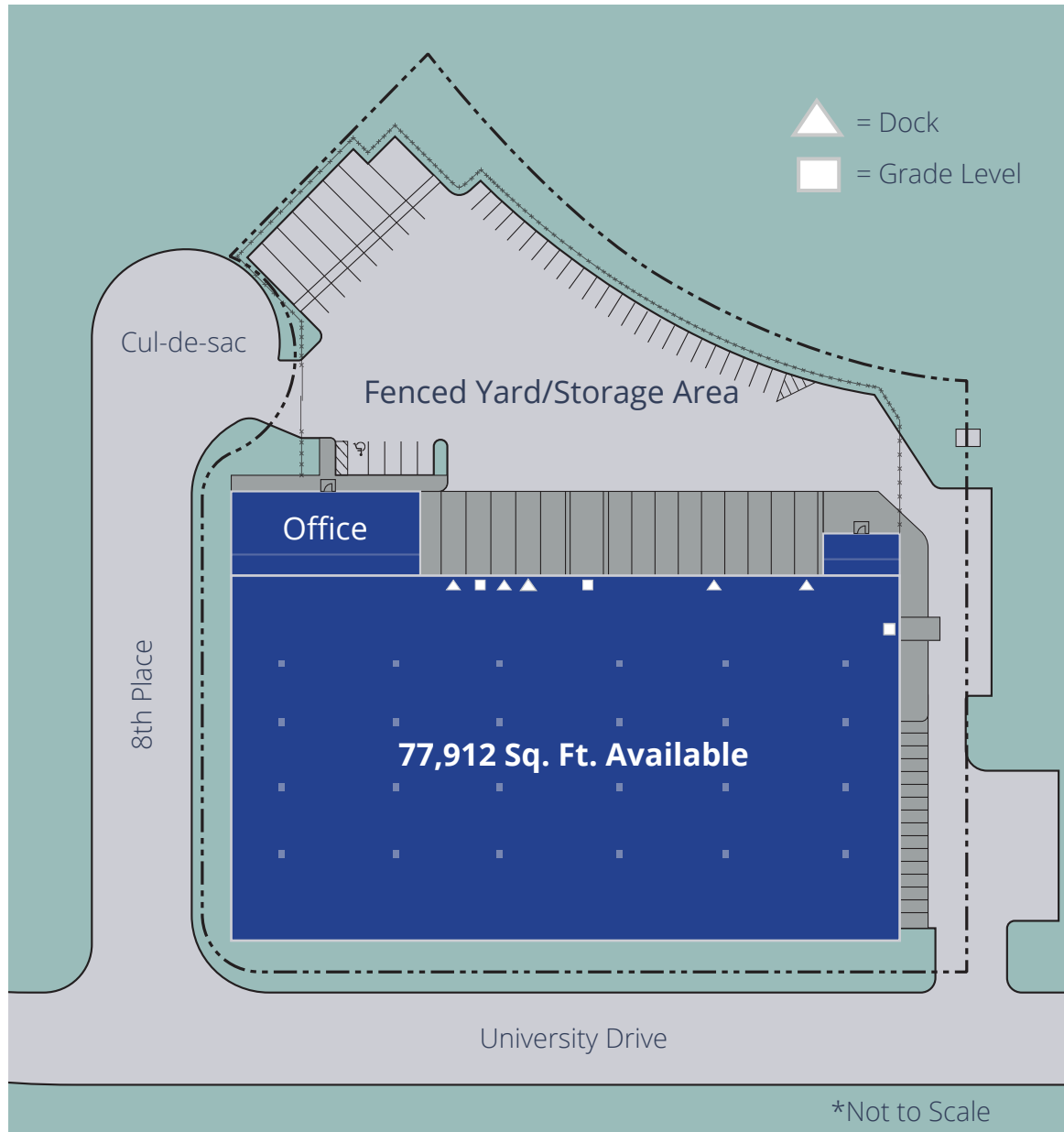
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Site Plan & Features

±77,912 Sq. Ft. - Industrial Warehouse for Sublease



Property & Features

Sublease Rate **\$.60/SF/Month NNN**

Site Area ±3.9 Acres

Building Square Feet ±77,912

Master Lease Expires 3/31/27

Office Square Feet ±5,000

Ceiling Height 24'

Column Spacing 40' x 44'

Zoning A-2, City of Phoenix

Dock High Five (5) doors

Grade Level Three (3) ramps to grade level

Yard Large fenced yard/truck court

Power 800amps 277-480v 3p

Parking 1.04/1,000

Access I-17 via 7th St/University Dr

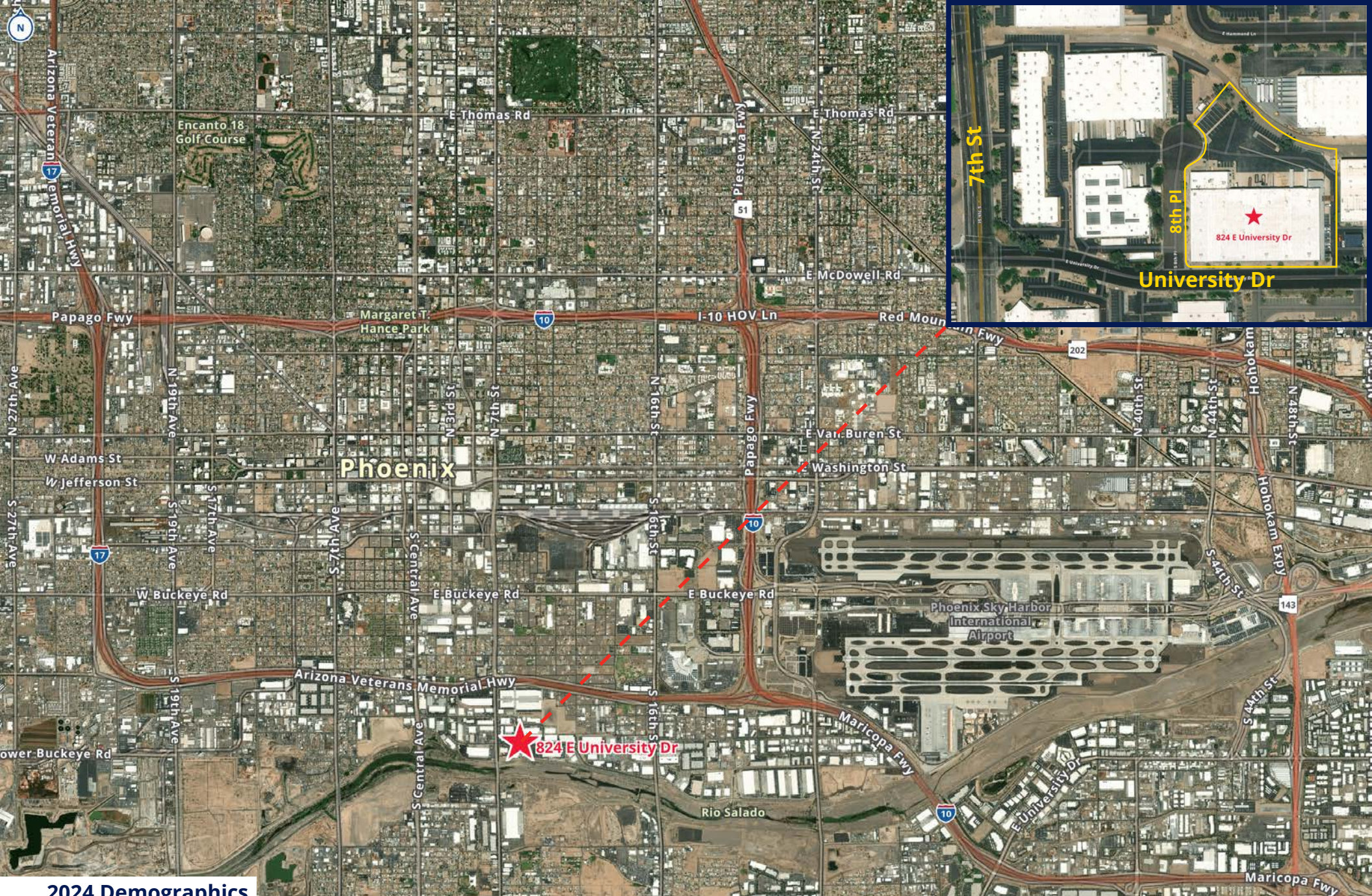
Airport Five (5) miles to Sky Harbor International Airport

Downtown Phoenix Two (2) miles to Chase Field

Photos

±77,912 Sq. Ft. - Industrial Warehouse for Sublease





2024 Demographics



Population

3-miles	109,074
5-miles	296,449
10-miles	1,192,706



Avg Household Income

3-miles	\$63,109
5-miles	\$75,793
10-miles	\$87,838



Median Age

3-miles	33.1
5-miles	33.7
10-miles	33.7



Households

3-miles	38,956
5-miles	104,852
10-miles	445,505

Phoenix Economy

±77,912 Sq. Ft. - Industrial Warehouse for Sublease



Doing Business in Phoenix

Phoenix is home to many of the top companies and brand names in the world. Find out more [HERE](#).

Phoenix is emerging as a renowned entrepreneur hub with the escalating growth of local Incubators, Accelerators, Coworking and Maker spaces. National attention is focusing on the Phoenix region as a result of several successful startups causing various funding sources to explore the local entrepreneurial ecosystem.

In addition to its well established aerospace sector, Phoenix is home to a large number of high-tech, IT, renewable energy and personalized medicine industries. Also very important to the city's economic base are financial and advanced business services enterprises, as well as a robust and growing health sciences sector.

Phoenix attracts workers from all over the world and is developing its own talent right here at home through higher education opportunities as well as in research and development efforts at some of the top global companies. We are a young, well-educated market that works hard to stay relevant, meeting the needs of today's ever-changing workforce. The affordable Phoenix lifestyle keeps wages at very competitive levels. Just as importantly, workers appreciate the livability of Phoenix, enjoying the career opportunities and lifestyle that affords balance.

**Information from City of Phoenix Economic Development*

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