

GRANITE COMMERCE CENTER

±13,576 SF INDUSTRIAL AVAILABLE



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
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SAM RUTLEDGE

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AVAILABLE FOR SUBLEASE

405 N. 75TH AVE, SUITE 118, PHOENIX, AZ 85043

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ABOUT THE PROPERTY

TOTAL BUILDING SIZE	±118,908 SF
SUITE SIZE	±13,576 SF
OFFICE SPACE	±1,065 SF
SUBLEASE RATE	\$0.80/SF/Mo NNN
LAYOUT	Reception, 2 Offices, 1 Break Room, 2 Restrooms, (1 Warehouse Restroom and 1 Office Restroom)
POWER	400 Amps, 277/480 Volt, 3-Phase Power
FIRE SPRINKLERED	100%
WAREHOUSE COOLING	Evap Cooled
LOADING	(4) DH Doors — Portable Ramp Included with Sublease
CLEAR HEIGHT	24-25'
APN	102-42-006
ZONING	I-P (Industrial Park)
SUBLEASE EXPIRATION DATE	5/31/2027



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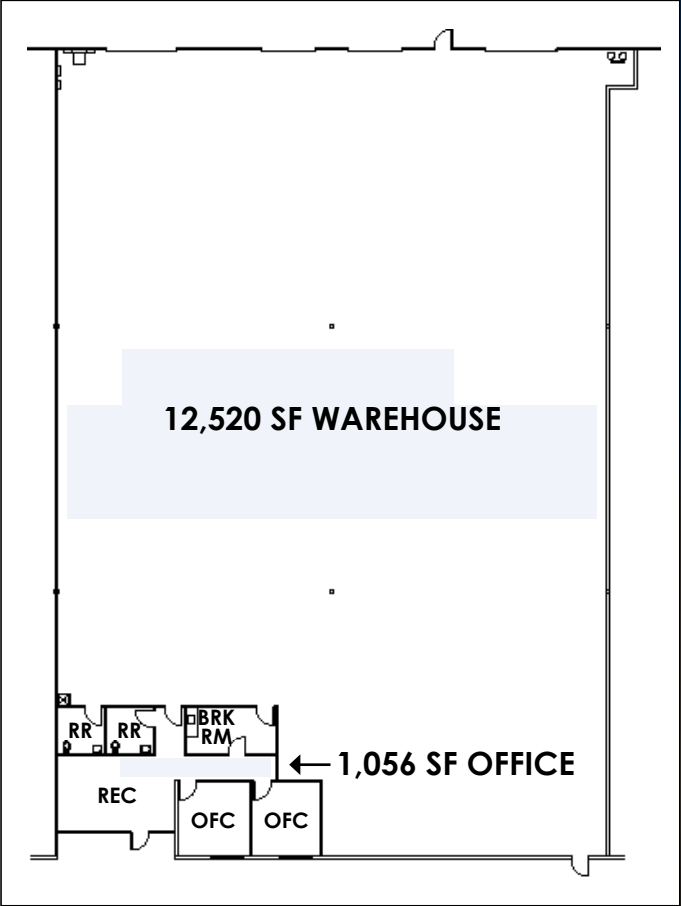
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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about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

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SITE PLAN



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AERIAL MAP

