

ROESER COMMERCE CENTER



INDUSTRIAL FOR LEASE

3702 E ROESER RD | PHOENIX | ARIZONA | 85040

FOR MORE INFORMATION,
PLEASE CONTACT:

DARIN EDWARDS

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D 480.214.1109

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COMMERCIAL PROPERTIES INC.

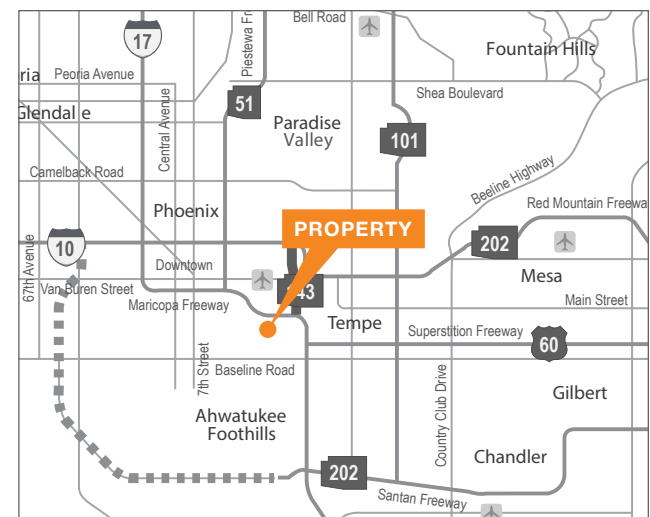
2323 W University Dr

Tempe, AZ, 85281

www.cpi.az.com

PROPERTY FEATURES

- ±60,488 SF – Multi-Tenant Industrial Park
- Centralized location with easy access to I-10, SR-143, & Sky Harbor International Airport
- Building Signage
- Attractive Landscaping
- Masonry Construction
- 120-208v Power
- 3.8/1,000 Parking Ratio
- Frontage on E Roeser Rd



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07 22 26



ROESER COMMERCE CENTER

SITE PLAN

UNDER NEW OWNERSHIP



Building 1 (West) - ±42,488 SF

Suites 8 - 28

Building 2 (East) - ±18,000 SF

Suites 1 - 7



E ROESER RD

AVAILABLE OCCUPIED

AVAILABILITIES

SUITE	SF	OFFICE %	OFFICE LAYOUT
1	±3,079	25%	Reception, 2 Offices, Break Room, 1 Restroom
2	±3,084	50%	Reception, 2 Offices, Break Room, & Restroom
3	±2,570	15%	Reception, 2 Offices, & Restroom
8	±2,506	-	Reception, Office, & Restroom
11	±2,062	70%	Reception, Office, Conference Room, Break Room, & Restroom
15	±2,033	40%	Reception, 3 Offices, Restroom, Break Room
16	±2,067	40%	Reception, 3 Offices, Restroom
18	±2,149	15%	Reception, Restroom, & Office
27	±1,146	50%	Reception, Office, Restroom

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Locally Owned. Globally Connected. CORFAC

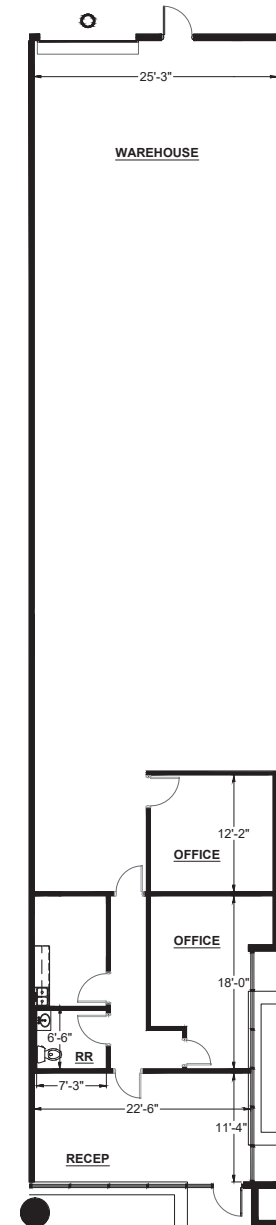
TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiatz.com

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ROESER COMMERCE CENTER

SUITE 1 (±3,079 SF)



UNDER NEW OWNERSHIP



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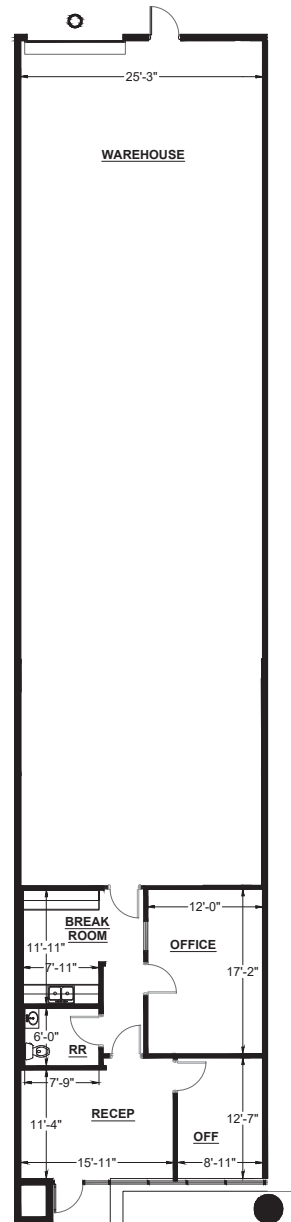


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ROESER COMMERCE CENTER

SUITE 2 (±3,084 SF)



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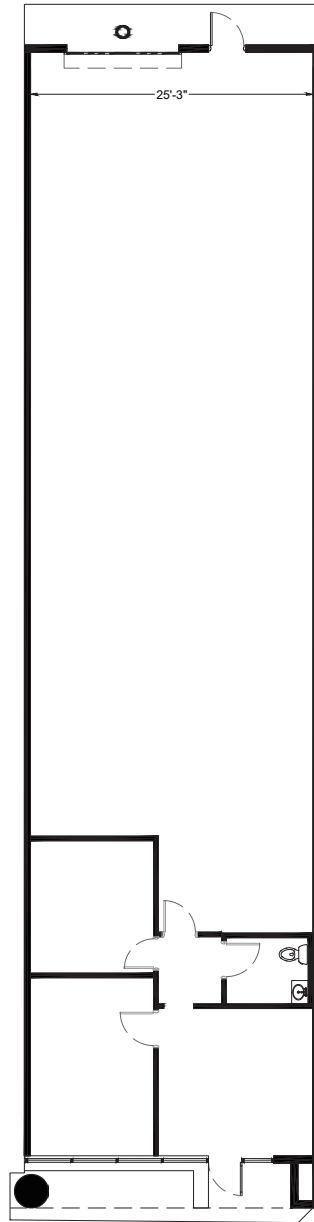


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ROESER COMMERCE CENTER

SUITE 3 (±2,570 SF)



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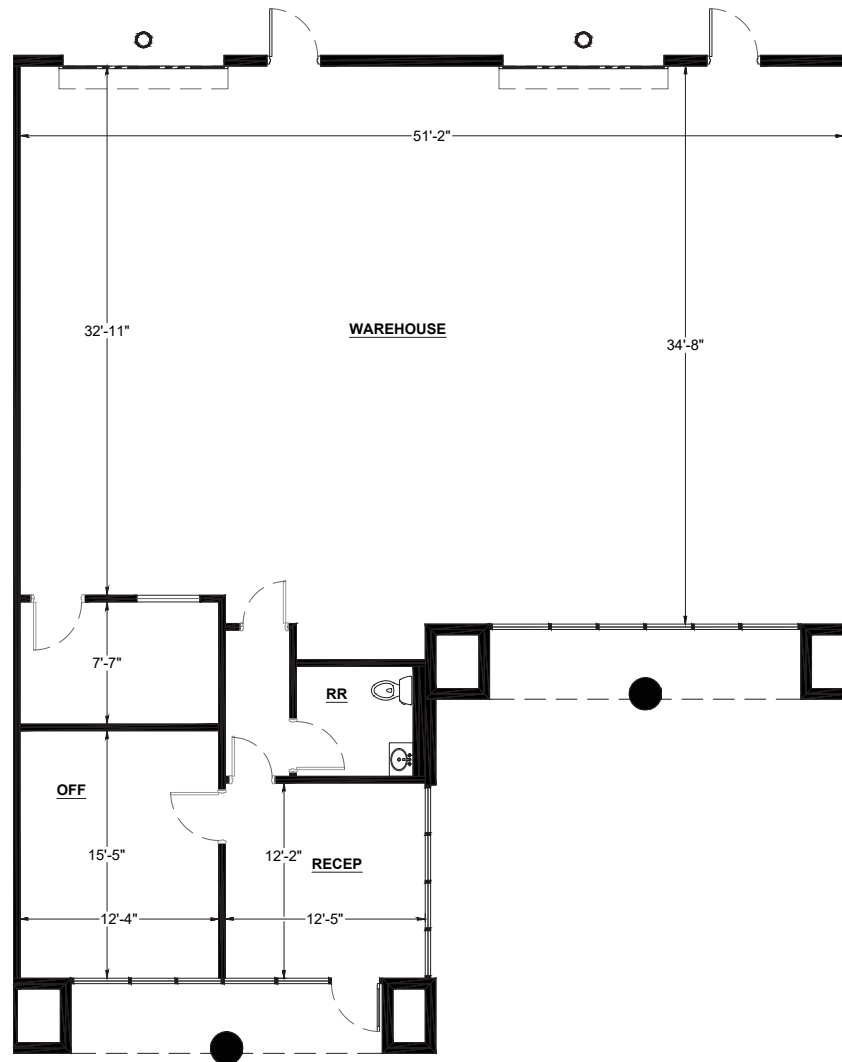
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ROESER COMMERCE CENTER

SUITE 8 (±2,506 SF)

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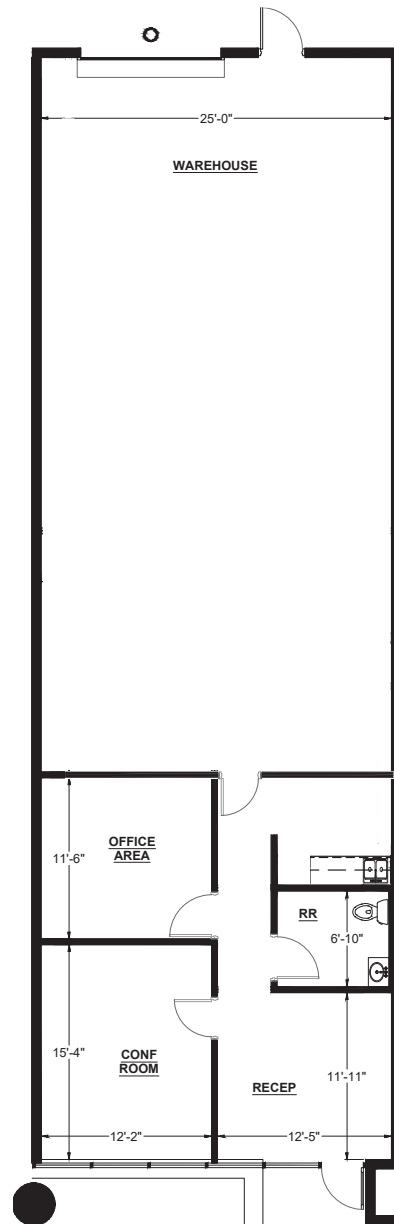
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ROESER COMMERCE CENTER

SUITE 11 (±2,062 SF)

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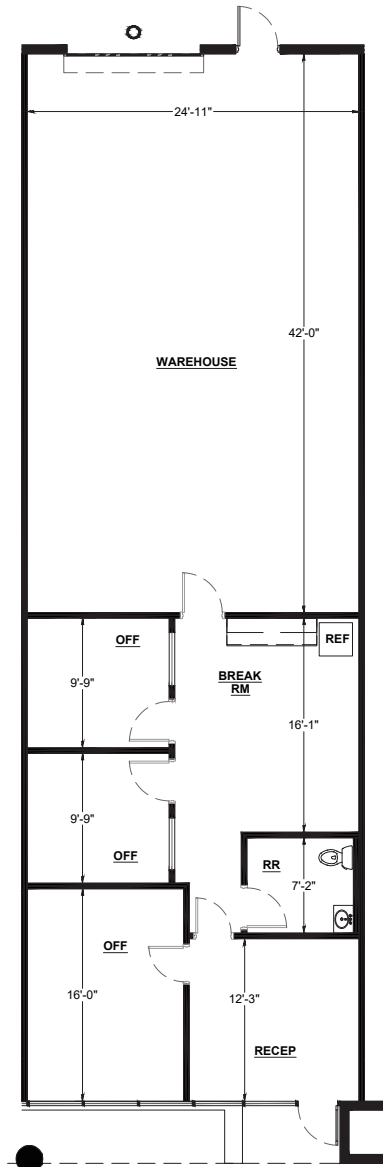
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ROESER COMMERCE CENTER

SUITE 15 (±2,033 SF)

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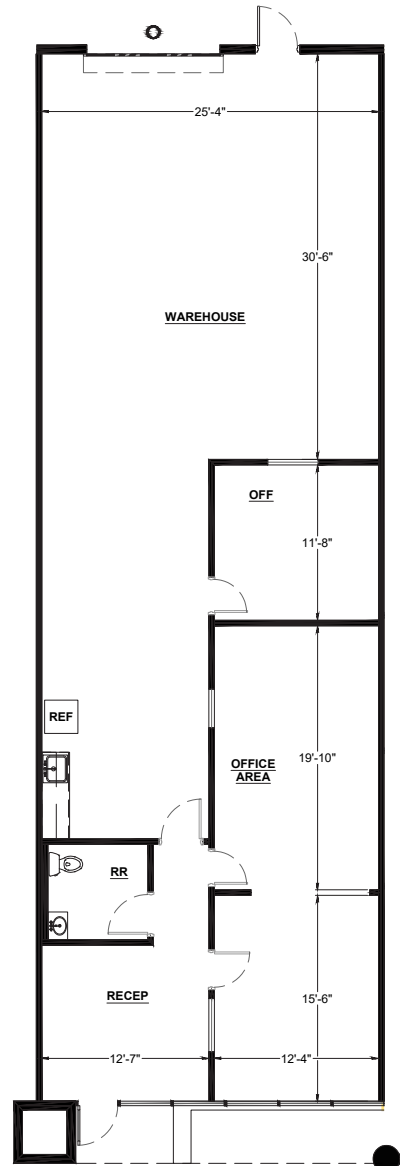
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ROESER COMMERCE CENTER

SUITE 16 (±2,067 SF)

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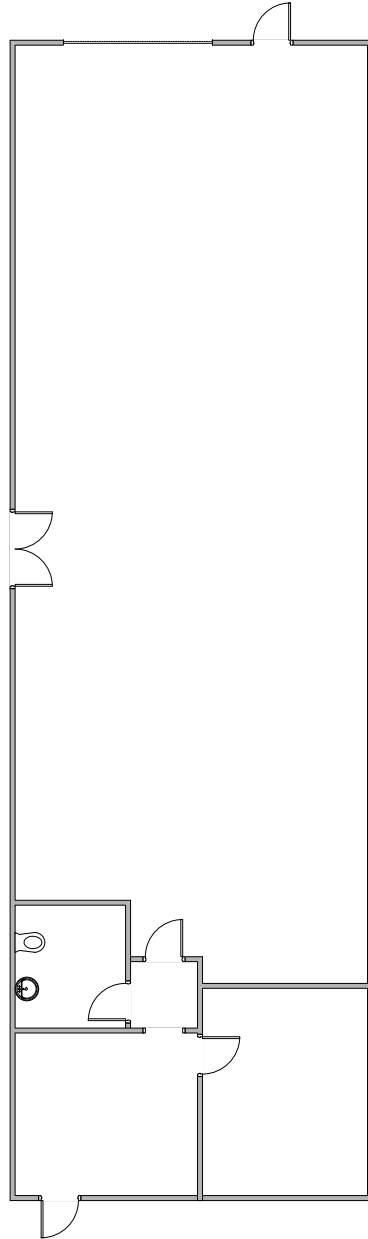


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ROESER COMMERCE CENTER

SUITE 18 (±2,056 SF)



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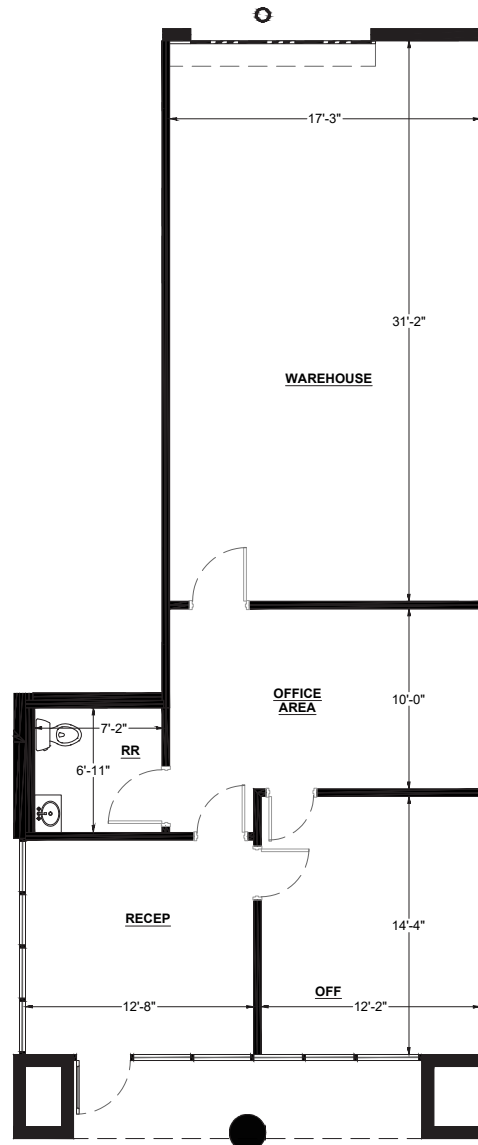
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ROESER COMMERCE CENTER

SUITE 27 (±1,146 SF)



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AMENITIES & IMPROVEMENTS

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NEARBY AMENITIES

- Sky Harbor International Airport
- Arizona State University
- Close to Downtown Phoenix
- Easy Access to I-10 Freeway

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NEARBY AMENITIES