

Raymond Industrial II

INDUSTRIAL SPACE PRELEASING NOW!

4221 E RAYMOND ST, PHOENIX, AZ 85040



*CONCEPTUAL RENDERING

**DELIVERING
Q3 2026**

THE **LEROY
BREINHOLT**
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Industrial Spaces - Under Construction

100% Air Conditioned Warehouses

PRELEASING NOW!

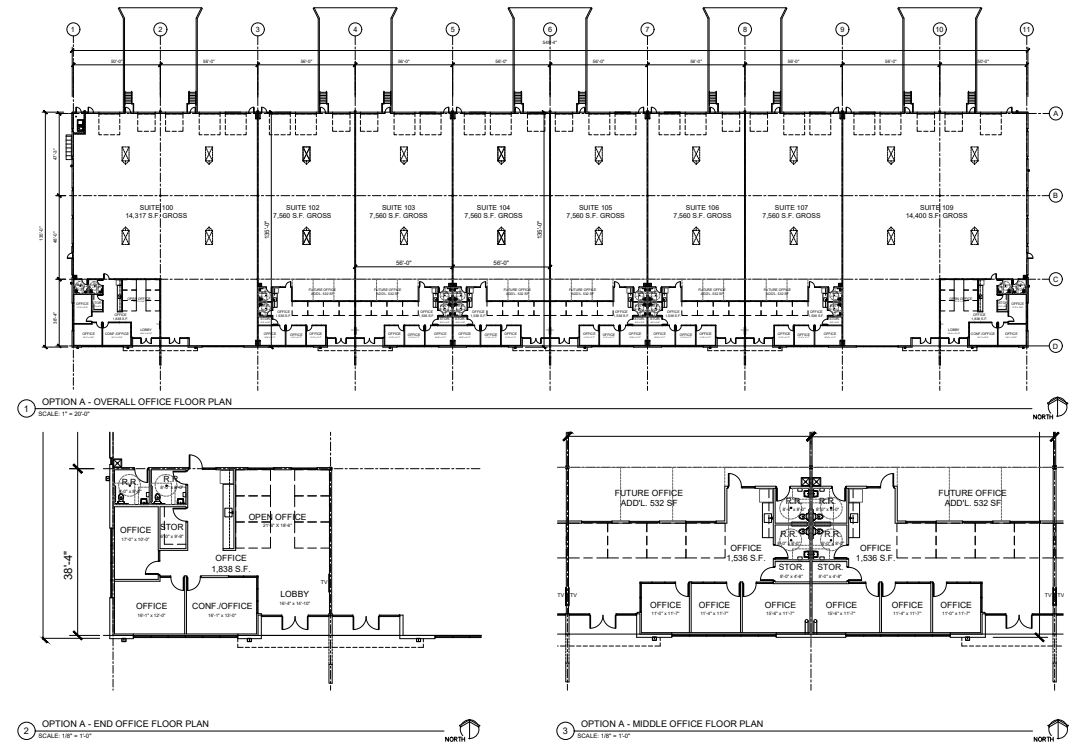
Secure your space at Raymond Industrial II, an upcoming 74,077 SF industrial property strategically located at 4221 E Raymond St. Currently under construction and delivering in late Q3 2026, this property offers 100% air-conditioned warehouses designed for optimal operational efficiency.

With I-1 zoning, 28-foot clear heights, and heavy power capabilities, the site provides excellent infrastructure for demanding industrial tenants.

CONSTRUCTION PROGRESS (JULY 2026)

Property Summary

Address	4221 E Raymond St Phoenix, AZ 85020
Building Size	±74,077 SF
Parcel Number	160-03-077C
Zoning	I-1
Loading	Grade Level and Dock-High
Clear Height	28'
Power	400A, 277/480V
Lease Rate	Contact Agent



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.

Building Specifications

Delivering Q3 2026

Available

Suite	Total SF	Office SF	Office Layout	GL Doors	DH Doors	Clear Height	Power
100	14,317	1,838	Reception, Conference Room, 2 Offices, Bullpen, Break Room, & 2 Restrooms	3 (12' x 14')	2 (9' x 10')	28'	*200A, 277/480V
102	7,560	1,536	Reception, Conference Room, 2 Offices, Bullpen, Break Room, & 2 Restrooms	2 (12' x 14')	1 (9' x 10')	28'	*200A, 277/480V
103	7,560	1,536	Reception, Conference Room, 2 Offices, Bullpen, Break Room, & 2 Restrooms	2 (12' x 14')	1 (9' x 10')	28'	*200A, 277/480V
104	7,560	1,536	Reception, Conference Room, 2 Offices, Bullpen, Break Room, & 2 Restrooms	2 (12' x 14')	1 (9' x 10')	28'	*200A, 277/480V
105	7,560	1,536	Reception, Conference Room, 2 Offices, Bullpen, Break Room, & 2 Restrooms	2 (12' x 14')	1 (9' x 10')	28'	*200A, 277/480V
106	7,560	1,536	Reception, Conference Room, 2 Offices, Bullpen, Break Room, & 2 Restrooms	2 (12' x 14')	1 (9' x 10')	28'	*200A, 277/480V
107	7,560	1,536	Reception, Conference Room, 2 Offices, Bullpen, Break Room, & 2 Restrooms	2 (12' x 14')	1 (9' x 10')	28'	*200A, 277/480V
109	14,400	1,838	Reception, Conference Room, 2 Offices, Bullpen, Break Room, & 2 Restrooms	3 (12' x 14')	2 (9' x 10')	28'	*200A, 277/480V

*additional 200A+ can be available per unit

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Access & Distribution

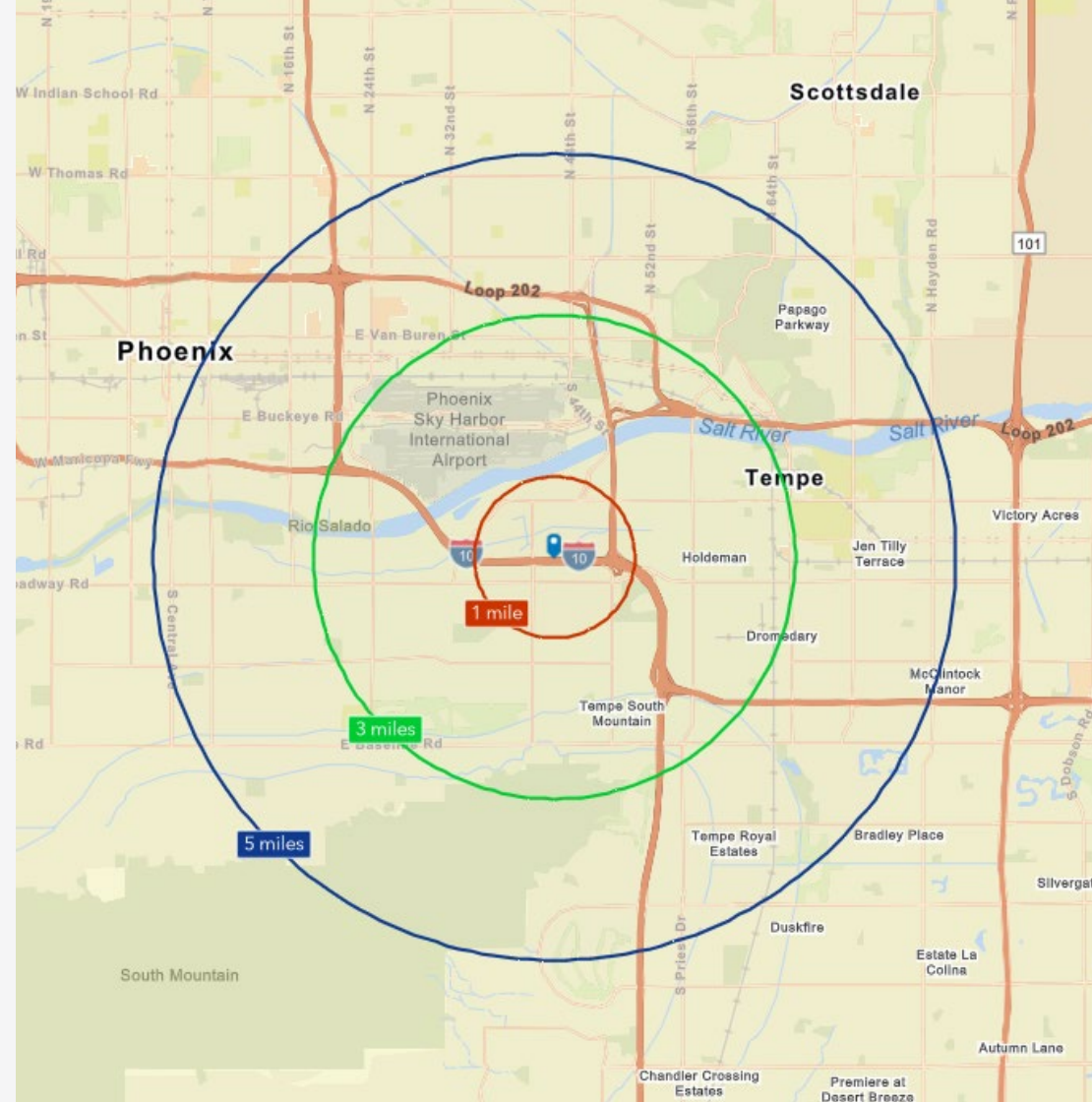
Positioned for optimal distribution, 4221 E Raymond St sits adjacent to Interstate 10. This prime industrial location provides outstanding connectivity to the broader Phoenix metropolitan area via nearby transportation hubs, including the Loop 202 and State Route 143. Furthermore, its close proximity to Phoenix Sky Harbor International Airport makes it highly attractive for companies requiring expedited shipping and freight options.



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Demographics

	1 Mile	3 Miles	5 Miles
2024 Population	2,754	76,017	311,624
Annual Growth 2020 - 2024	-1.6%	1.0%	0.9%
2024 Households	833	29,929	121,103
Median Age	28.7	31.8	31.7
Bachelor's Degree or Higher	9%	28%	30%
Avg HH Income	\$67,779	\$73,150	\$76,912
Total Consumer Spending	\$22.7M	\$876.4M	\$3.5B
Daytime Employment	17,974	91,368	227,071
Businesses	1,283	6,372	17,787
Median Home Value	\$173,275	\$307,691	\$341,033



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