

4055 S SARIVAL AVE, GOODYEAR, AZ 85338

INDUSTRIAL BUILDING FOR SUBLEASE



Contact an Exclusive
Listing Agent

Craig Trbovich

D 480.522.2799 • M 602.549.4676

ctrbovich@cpiaz.com

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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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.cpiaz.com

PROPERTY FEATURES

Rentable Size

±10,660 Rentable SF
±2,282 SF Under Canopy
±12,942 SF Total
Single-Tenant Industrial Building
with Showroom Capability

Land Size

±2.59 Acre with Large Fenced
Yard Area

Zoning

I-2

Roll-Up Doors

8 (12' W x 14' H)

Power

Heavy Power

Parking

53 Spaces

Signage

Monument & Building Signage

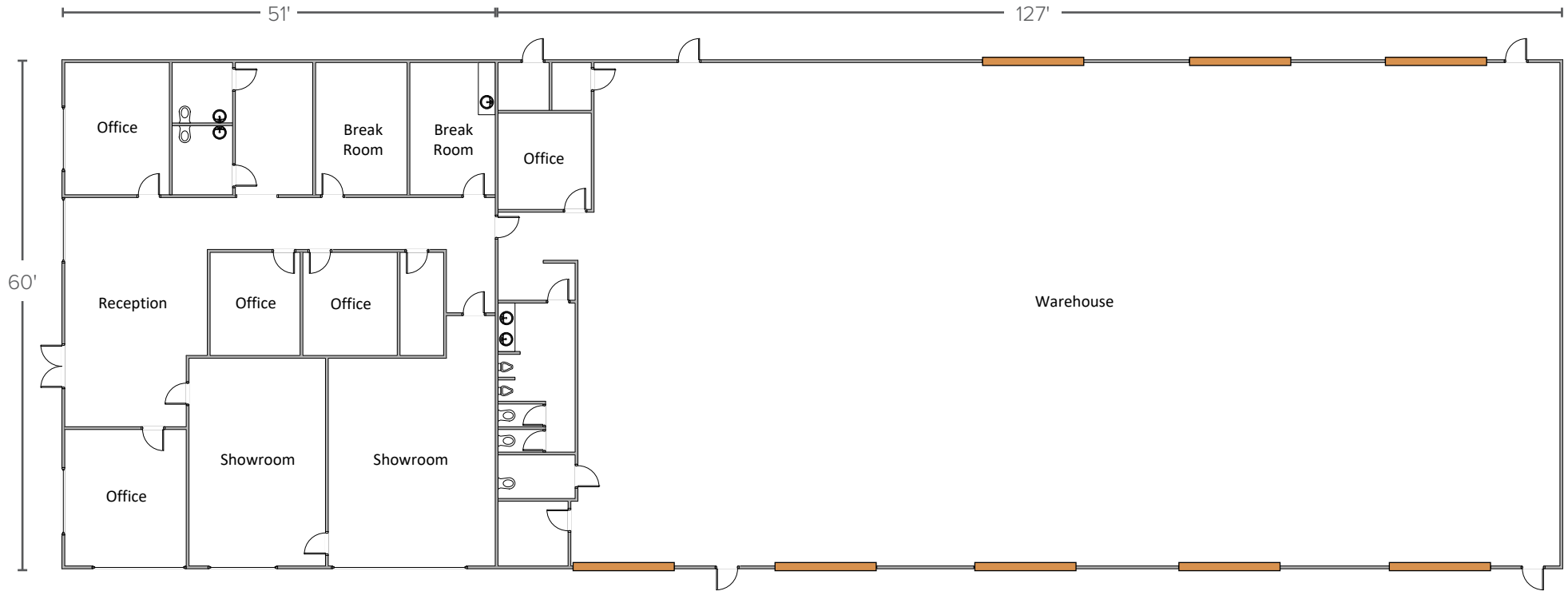
Access

Easy Access to I-10, Loop 303,
MC Hwy 85, & **NEW SR-30**
(Tres Rios Fwy) with frontage on
Sarival Ave & Eddie Albert Way

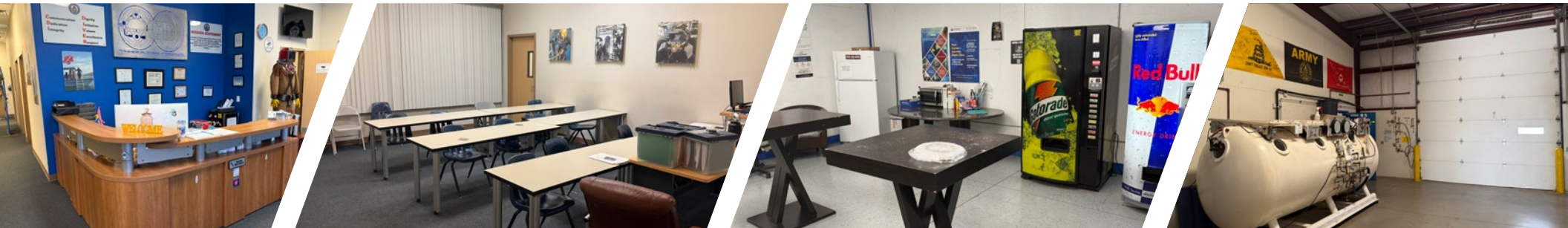


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*floor plan not to scale



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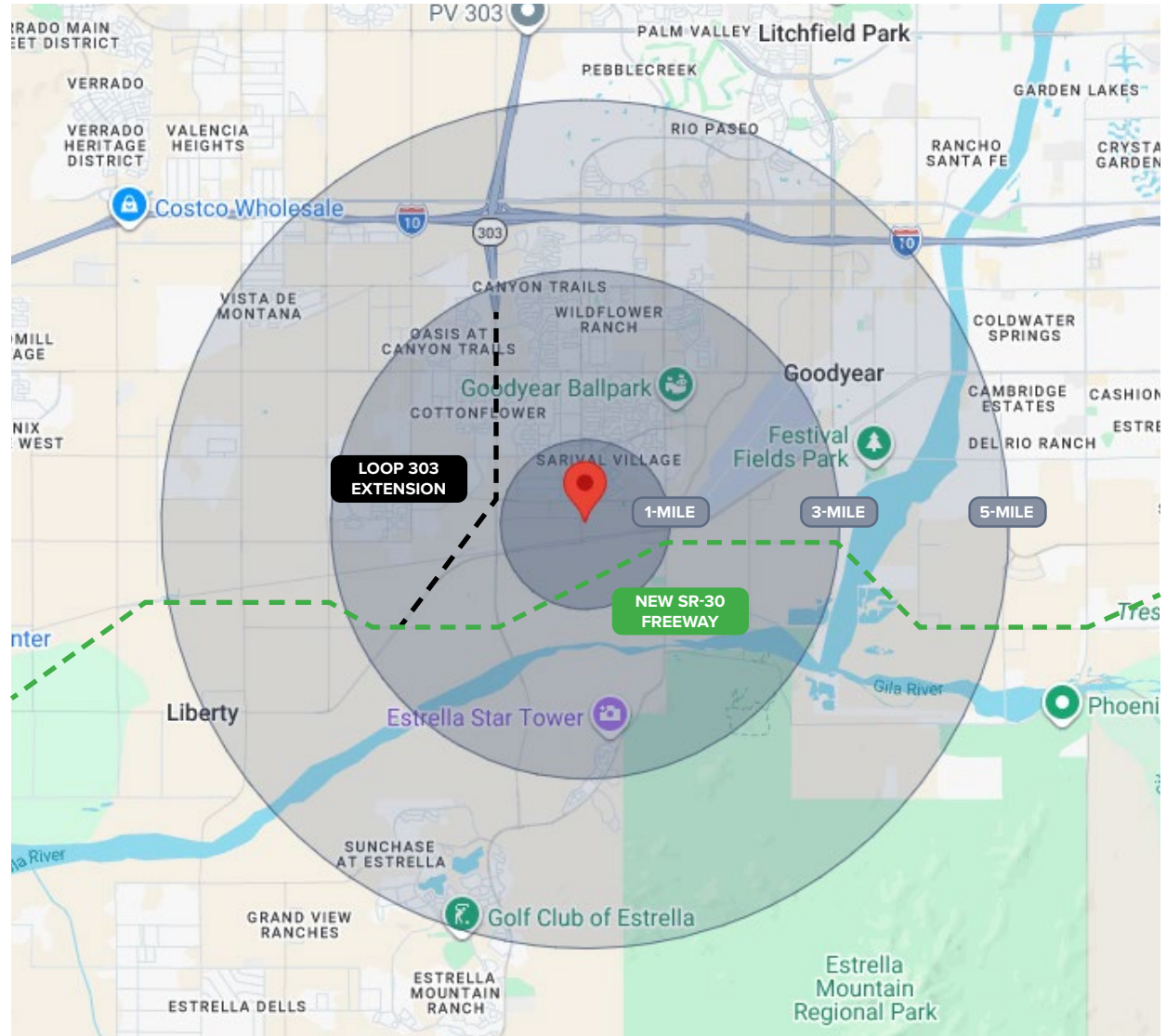
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DEMOGRAPHICS (SOURCE: COSTAR 7.10.26)

	1 Mile	3 Miles	5 Miles
2025 Population	2,361	39,675	100,414
Annual Growth 2020 - 2025	10.1%	3.9%	3.6%
2025 Households	710	12,307	32,621
Median Age	33.7	34.8	36.3
Bachelor's Degree or Higher	23%	25%	24%
Avg HH Income	\$129,456	\$121,248	\$112,694
Total Consumer Spending	\$28.6M	\$484.9M	\$1.2B
Daytime Employment	954	4,777	22,651
Businesses	31	561	2,960
Median Home Value	\$444,767	\$437,077	\$448,443
Median Year Built	2009	2007	2006



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