

±20,120 SF For Sale
±8,860 SF For Lease

125-131 S 57th Dr | Phoenix, AZ 85043



S 57TH DRIVE

EXCLUSIVE CONTACTS:

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COMMERCIAL PROPERTIES INC.

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TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

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FOR SALE

SALE DETAILS

Address	125 -131 S 57th Dr Phoenix, AZ 85043
Development	Westgate Industrial Park
Bldg SF	±20,120
Lot Size	±1.15 Acres
Zoning	A-1 (Light Industrial)
Tenancy	3 Bay Multi-Tenant
Year Built	1987
APN	104-04-022
Sale Price	\$1,971,760

Building Details

- ±20,120 SF / ±10,000 SF Secured Yard
- Future 202 Expansion (Less than 1/2 mile away)
- Power: 1600Amps, 120/240V, 3Ph
- 18' Clear Height
- 6 (12'x14') Grade Level Doors
- 2 Truckwells
- Fire Sprinklers
- Covered Parking
- New Roof
- Evap Cooled & Air Conditioned Warehouse
- Parking Lot Repaved in 2016



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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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FOR LEASE

LEASE DETAILS

Address	131 S 57th Dr Phoenix, AZ 85043
Unit SF	±8,860
Lease Rate	\$0.75
Lease Type	Modified Gross

Suite 131 Details

- ±8,860 SF End Cap
- Secured Yard
- Reception
- 3 Offices
- Conference Room
- Break Room
- 2 Restrooms
- Office Mezzanine
- Fire Sprinklers
- 100% Air Conditioned
- 18' Clear Height
- 3 (12'x14') Grade Level Doors
- Truckwell



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SITE PLAN FLOOR PLAN

FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE



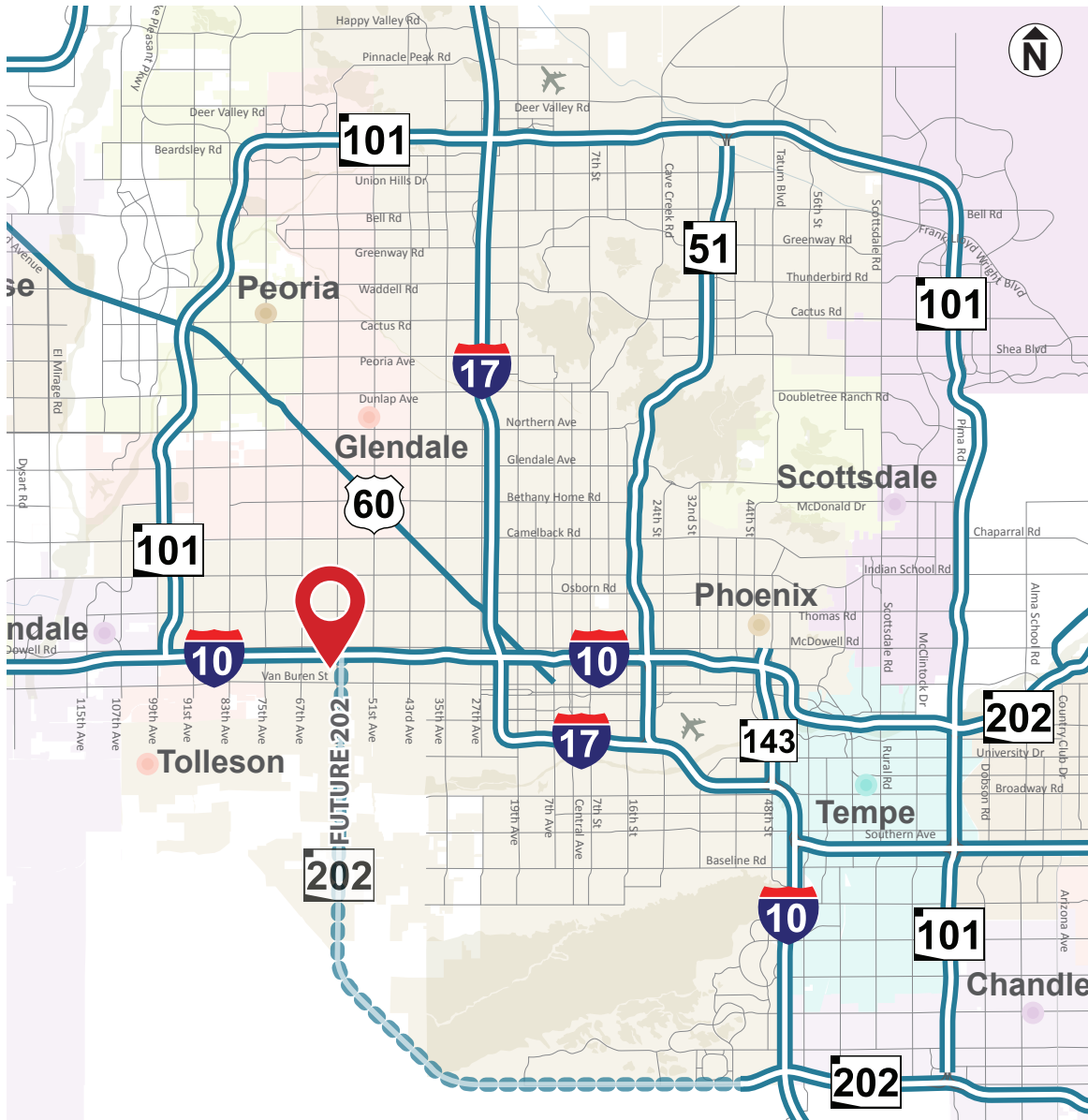
Play the Fly-Over
Video by Clicking
the Link Below!



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AMERICA'S LARGEST CITIES

1. New York (Est. 1624)
2. Los Angeles (Est. 1781)
3. Chicago (Est. 1696)
4. Houston (Est. 1836)
5. Phoenix (Est. 1867)

Phoenix is America's fastest-growing City 3 years in a row

Demographics (CoStar 2019)	1 Mi	3 Mi	5 Mi
2019 Total Population:	12,846	97,790	262,616
2024 Population:	13,852	104,394	281,988
2019 Total Households:	4,668	42,281	102,767
HH Growth 2019-2024:	7.69%	6.55%	7.20%
Median Household Inc:	\$72,396	\$53,251	\$58,029
Average Age:	40.00	46.60	41.50
# Employees:	3,728	35,713	81,552



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