

# LONE CACTUS INDUSTRIAL

519 W LONE CACTUS DR | PHOENIX, AZ

Multi-Tenant Industrial Spaces Available For Lease



## EXCLUSIVE CONTACTS:

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**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CRFAC International

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## PROPERTY FEATURES

ADDRESS	519 W Lone Cactus Dr Phoenix, AZ 85027
BLDG SF	±31,957 SF
PRIMARY USE	Industrial/Flex
TENANCY	Multi-Tenant
ZONING	A-1
FLOORS	1
BUILT IN	1984
PARKING RATIO	1:1,000
APN	2019-10-020 & 201
FRONTAGE	W Lone Cactus Dr



# AVAILABLE



SUITE 104  
±1,300 SF  
\$0.85 IND GRS

- OPEN RECEPTION AREA, OFFICE, PRIVATE RESTROOM & WAREHOUSE
- GL DOOR
- 12' CLEAR HEIGHT
- 100 AMPS, 120/208 VOLTS, 3 PHASE

SUITE 403  
±1,439 SF  
\$0.85 IND GRS

- RECEPTION, OFFICE, PRIVATE RESTROOM & WAREHOUSE
- GL DOOR
- 12' CLEAR HEIGHT
- 100 AMPS, 120/208 VOLTS, 3 PHASE

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. Effective 09 16 2020



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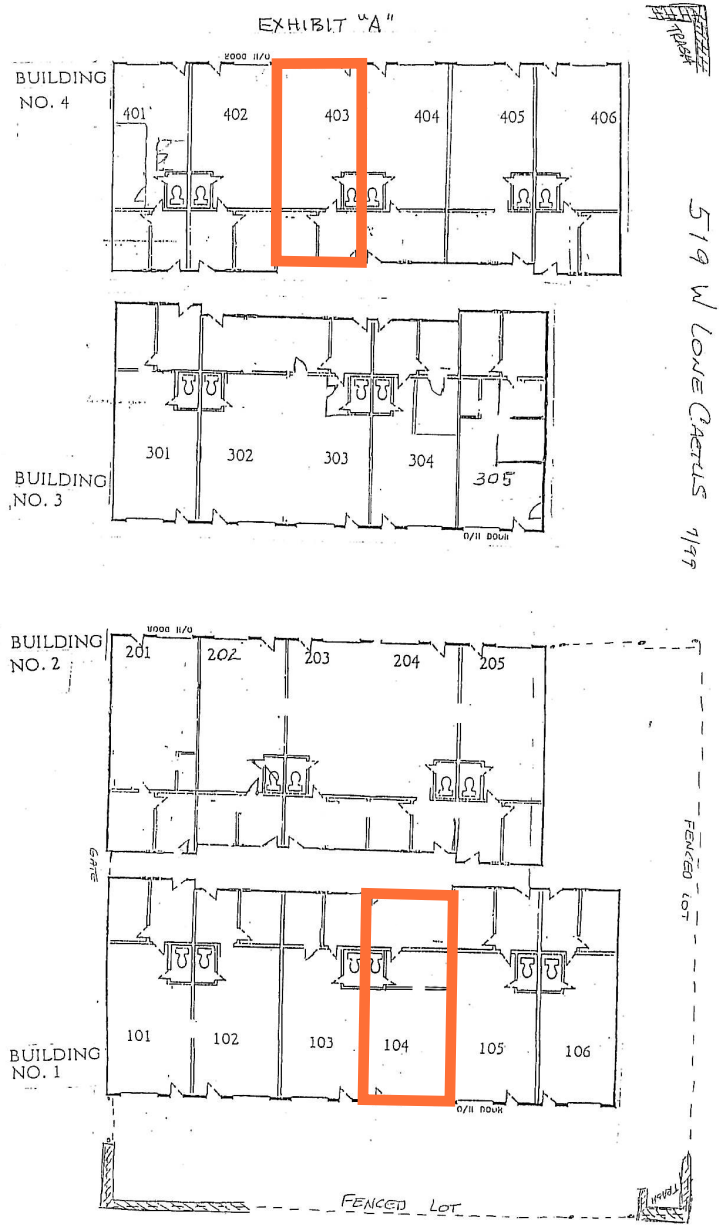


## Property Demographics

	1 MI	3 MI	5 MI
Population	4,711	91,272	251,043
Households	1,896	37,616	99,846
Median Age	37.5	35.3	36.4
Median HH Income	\$60,370	\$57,751	\$64,322







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