

FOR SUBLEASE

425 E PINNACLE PEAK ROAD, SUITE 100, PHOENIX, AZ

# 41,008 SF Industrial Space - Deer Valley Submarket

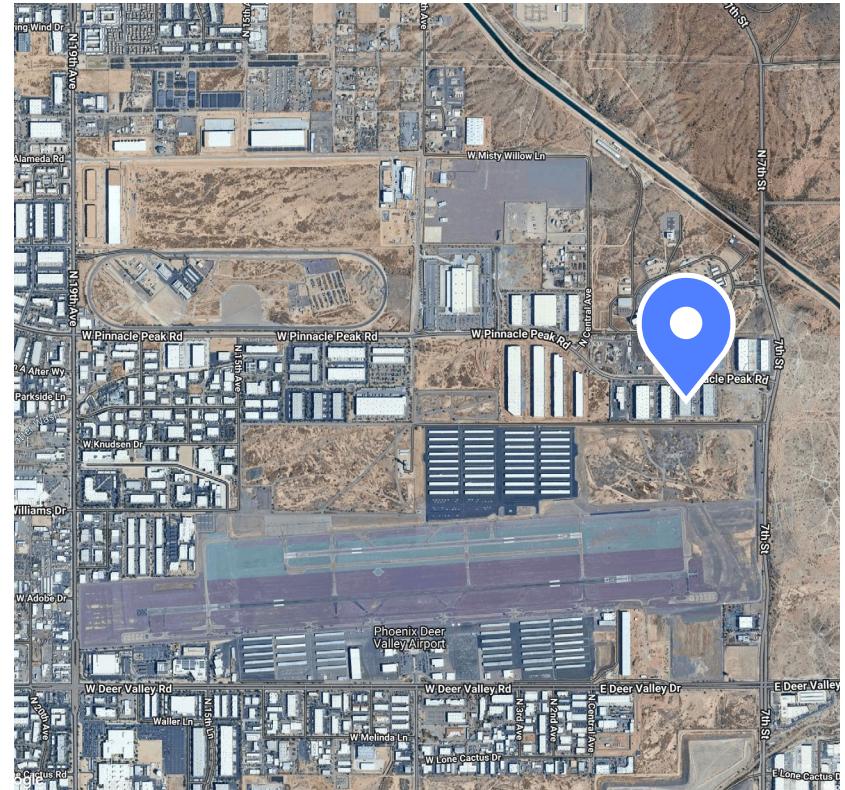


## CONTACT



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# Sublease Summary



**MASTER LEASE  
EXPIRATION DATE:**  
**November 30, 2026**

**SUBLEASE ASKING RATE:**  
**\$.95/SF/NNN**

**AVAILABLE DATE:**  
**Estimated to be  
September 1, 2025**

# Entire Premise Floor Plan



## PREMISE SIZE

+/- 41,008 SF



## POWER

400 amps, expandable



## COOLING

EVAP cooled warehouse  
Four (4) HVLS fans



## LOADING

Ten (10) Loading Doors Total:

Seven (7) 10' x 10' Dock high doors

One (1) 14' x 10' Dock high door

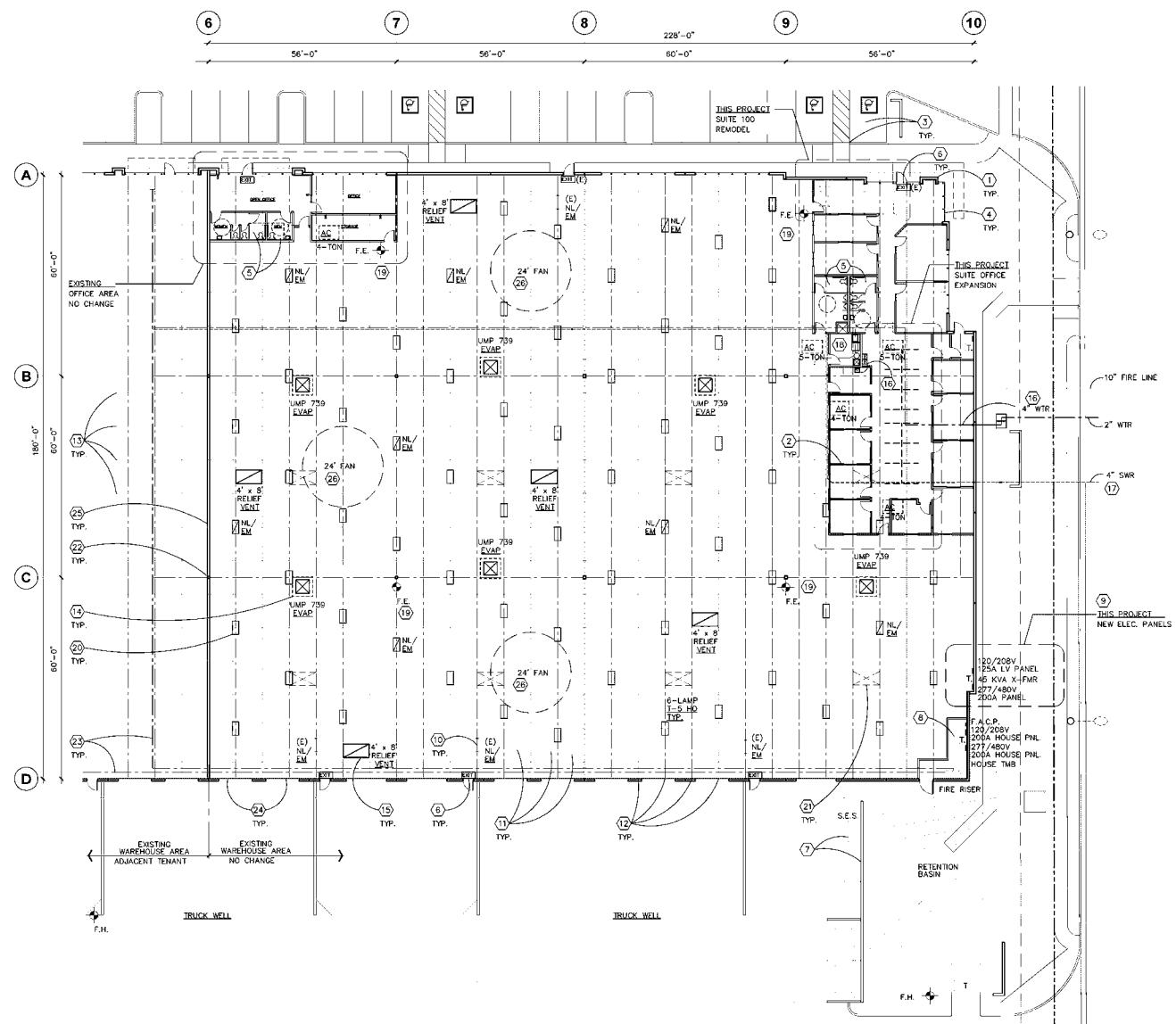
One (1) 12' x 14' grade level loading doors  
One (1) 16' x 20' grade level loading doors



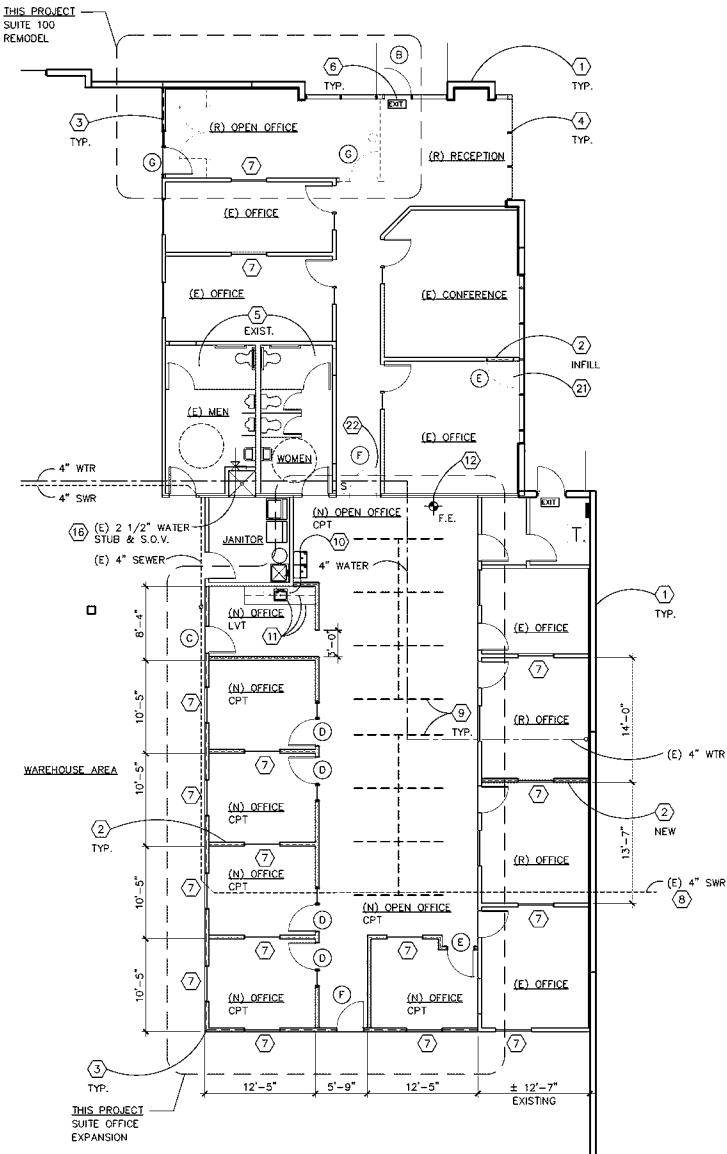
## EXISTING

Electrical 110's distributed throughout facility

Multiple 208/480's as well



# Office Floor Plan



OFFICE SF

+/- 4,470 SF



## PRIVATE OFFICES

Thirteen (13)



## CONFERENCE ROOMS One (1)



## OPEN BULLPEN

Room for twelve (12) workstations



## RESTROOMS

Four (4)



## BREAKROOMS

Combined breakroom and kitchen  
1,150 SF ancillary warehouse break room  
with lockers, restroom, and one small office

# Corporate Neighbors



# Thank You

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