

FOR SUBLEASE

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

41,008 SF Industrial Space - Deer Valley Submarket

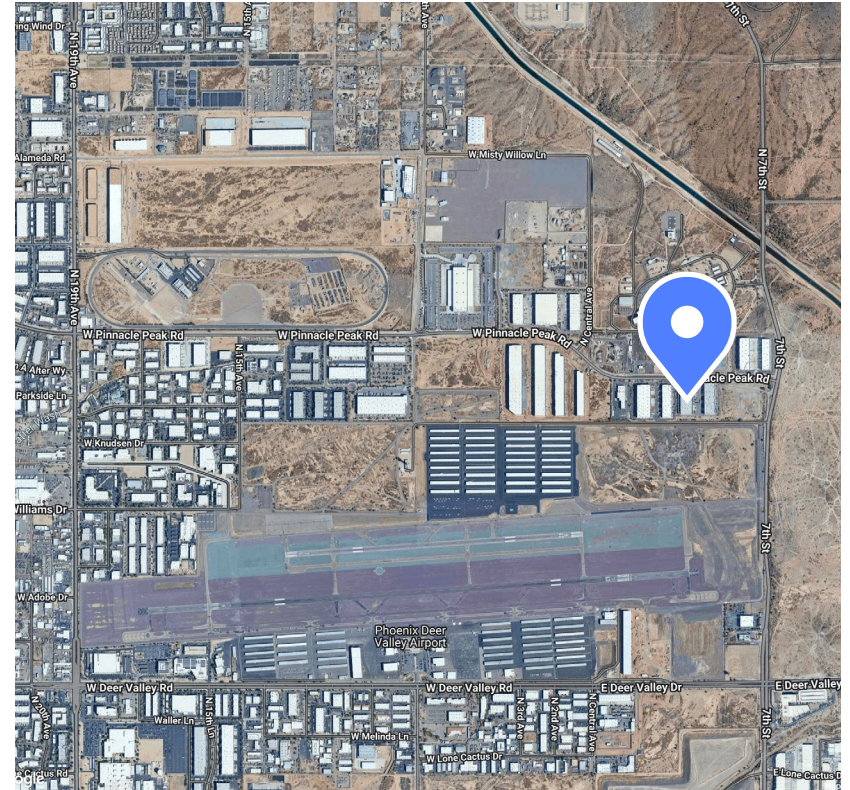


CONTACT



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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

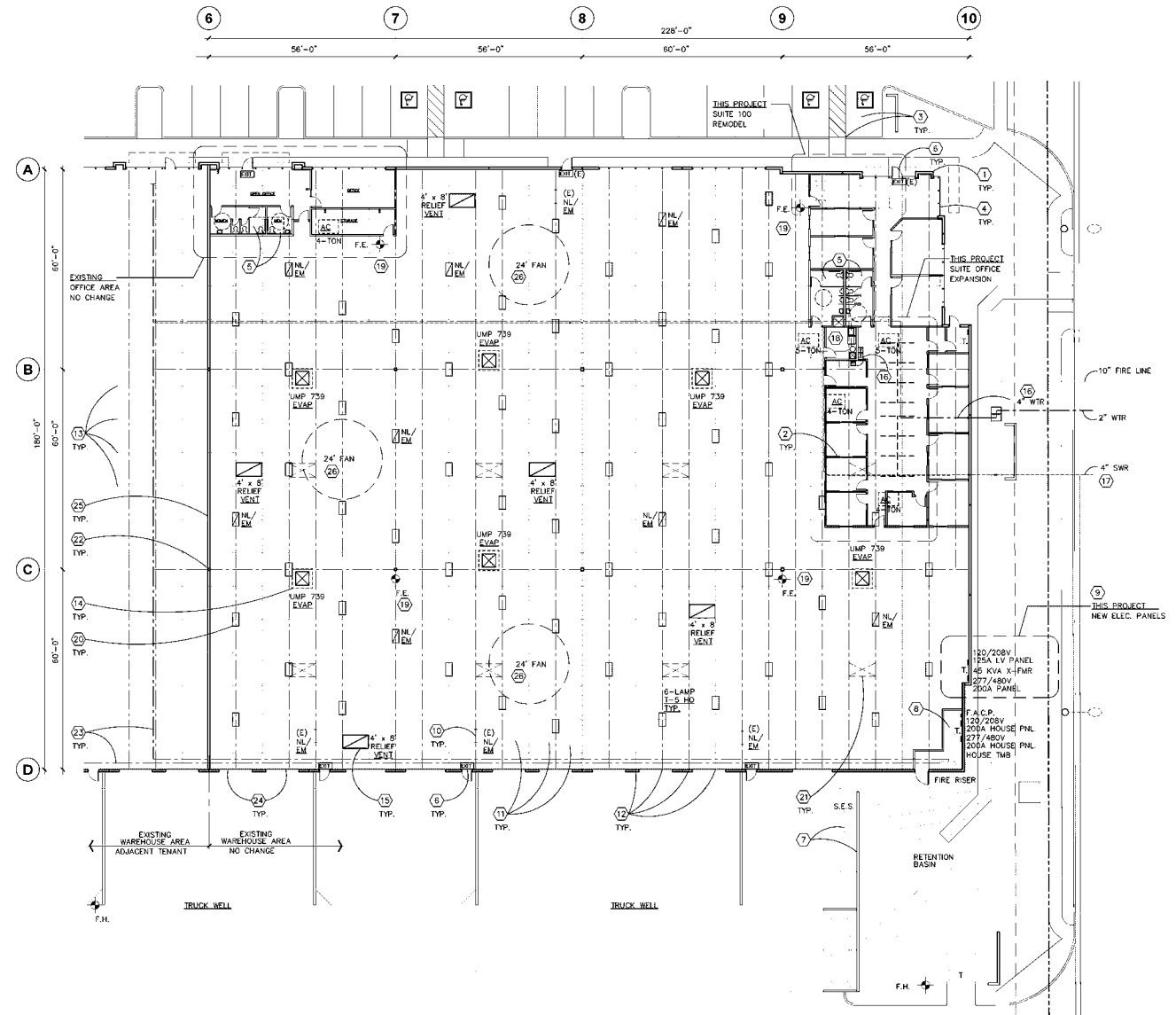
Ten (10) Loading Doors Total:

- 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



+/- 4,470 SF



Thirteen (13)



CONFERENCE ROOMS One (1)



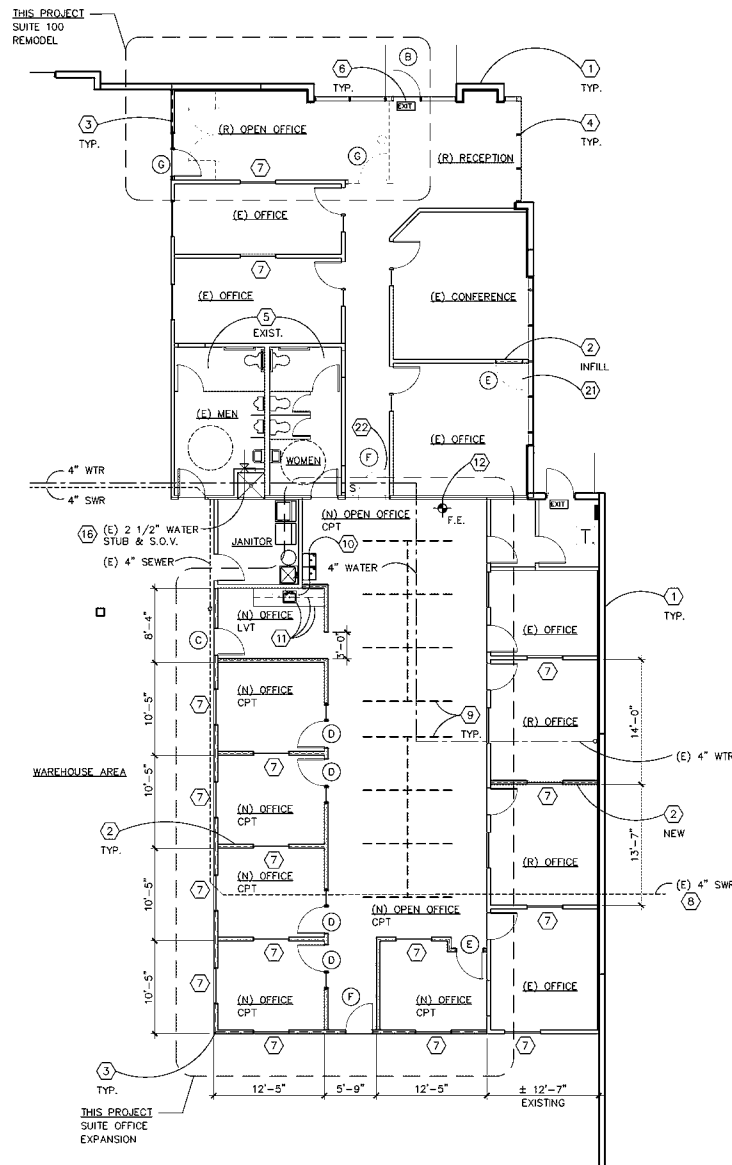
Room for twelve (12) workstations



Four (4)



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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CONTACT



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