

# INDUSTRIAL CONDO FOR SUBLEASE ±4,210 SF

**ANTHEM COMMERCE PARK**  
4235 W OPPORTUNITY WAY | SUITE 108  
PHOENIX, AZ 85086

**100%  
HVAC**

For additional information please contact



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- Lobby / reception
- Two (2) offices
- Break area
- Two (2) restrooms
- 100% HVAC office/warehouse
- $\pm 12'$  rollup door
- $\pm 24'$  ceiling height
- Two (2) power panels:
  1. 225 amps / 277/480 V  
3-phase
  2. 100 amps / 120/208 V  
3-phase
- CP/GCP Zoning
- Outdoor storage yard  $\pm 950$  sf
- $\pm 2.25/1,000$  parking ratio
- Year built: 2007

**SUBLEASE ENDS JULY 31, 2028**

CONTACT US FOR SUBLEASE RATES





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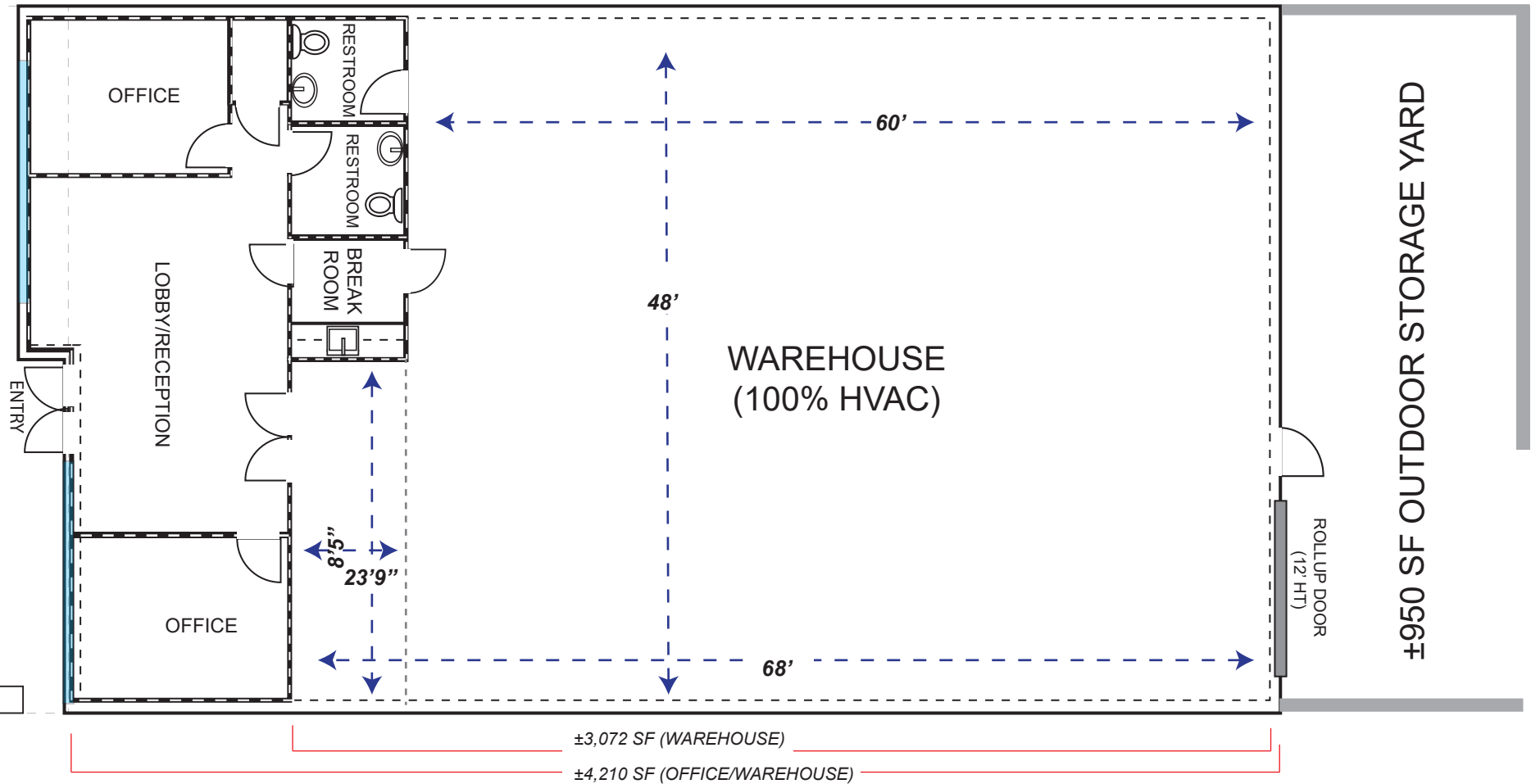


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**TWO POWER PANELS**

225 AMPS  
277/480 VOLTS  
3-PHASE

100 AMPS  
120/208 VOLTS  
3-PHASE

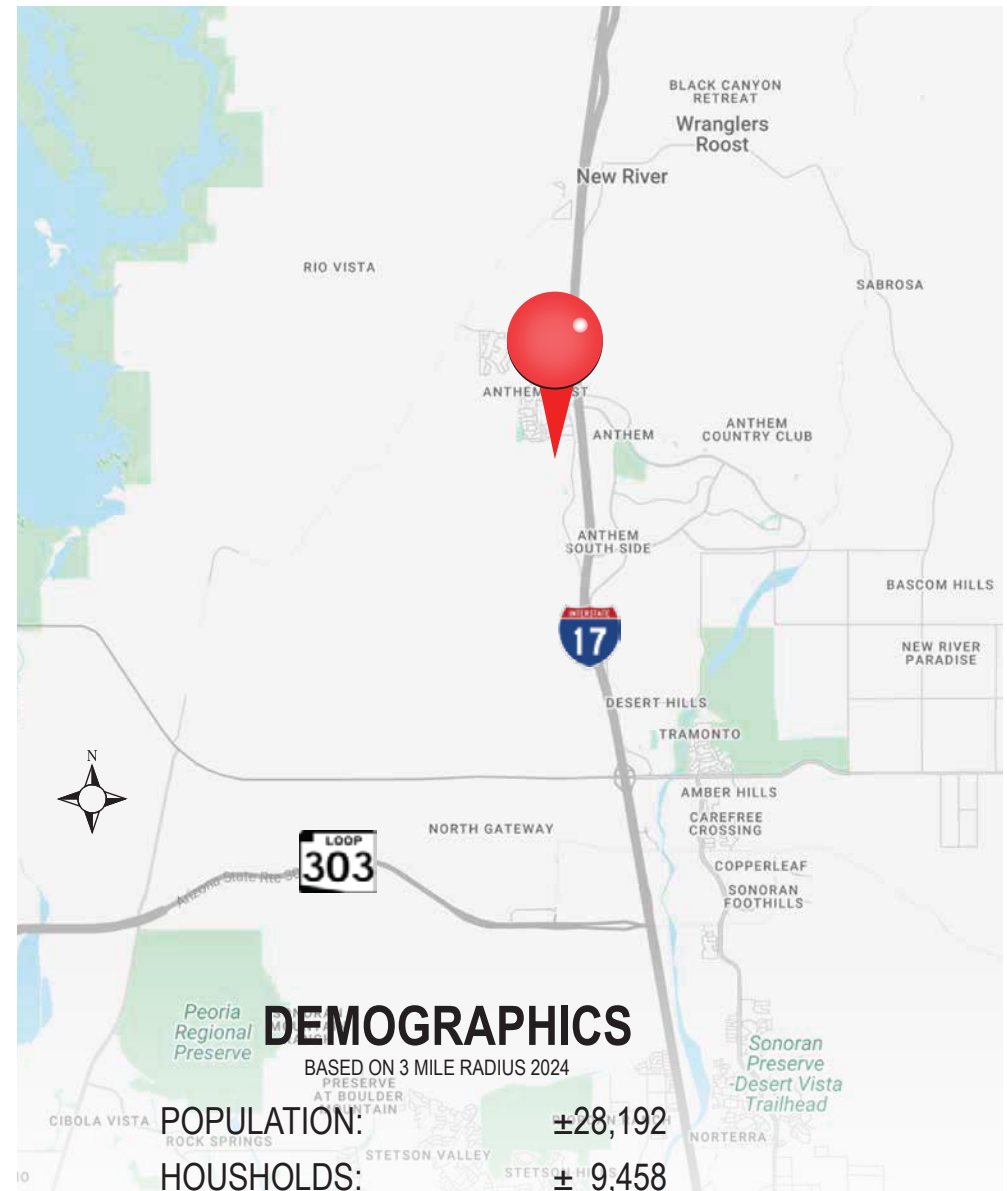
**NOT TO SCALE**

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- Frontage on N Vision Way
- Easy access to I-17 Freeway
- 15 minute drive to Loop 101
- 30 minutes to downtown Phoenix
- Minutes to Anthem Outlets



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