

INDUSTRIAL CONDO FOR SUBLEASE ±4,210 SF

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



For additional information please contact



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The above is subject to prior sales and leasing. This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied as to the accuracy of this information.

 **S H E L L**
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Suite 112 Scottsdale, AZ 85260
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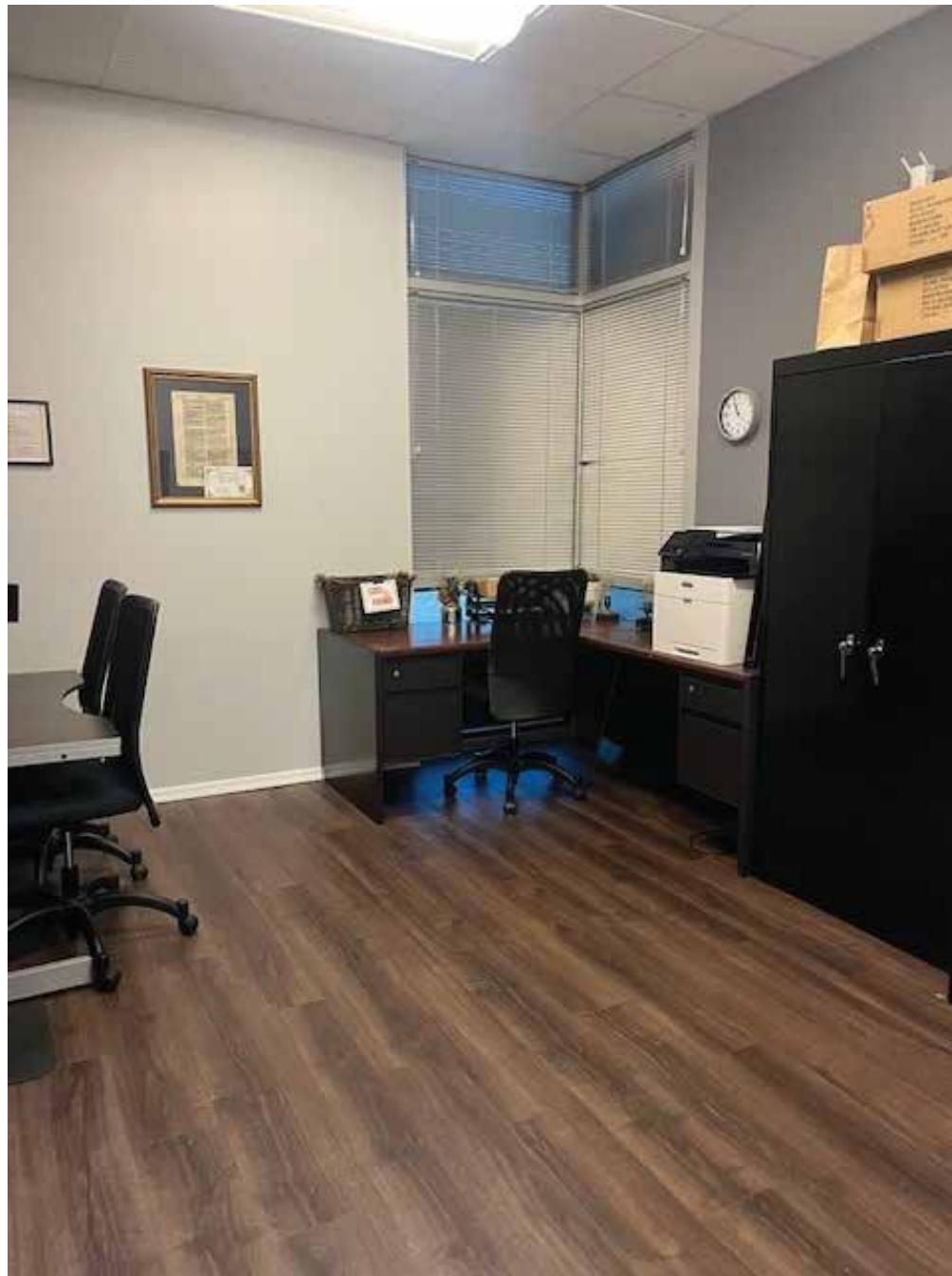
- Lobby / reception
- Two (2) offices
- Break area
- Two (2) restrooms
- 100% HVAC office/warehouse
- ±12' rollup door
- ±24' ceiling height
- Two (2) power panels:
 1. 225 amps / 277/480 V
3-phase
 2. 100 amps / 120/208 V
3-phase
- CP/GCP Zoning
- Outdoor storage yard ±950 sf
- ±2.25/1,000 parking ratio
- Year built: 2007

SUBLEASE ENDS JULY 31, 2028

CONTACT US FOR SUBLEASE RATES



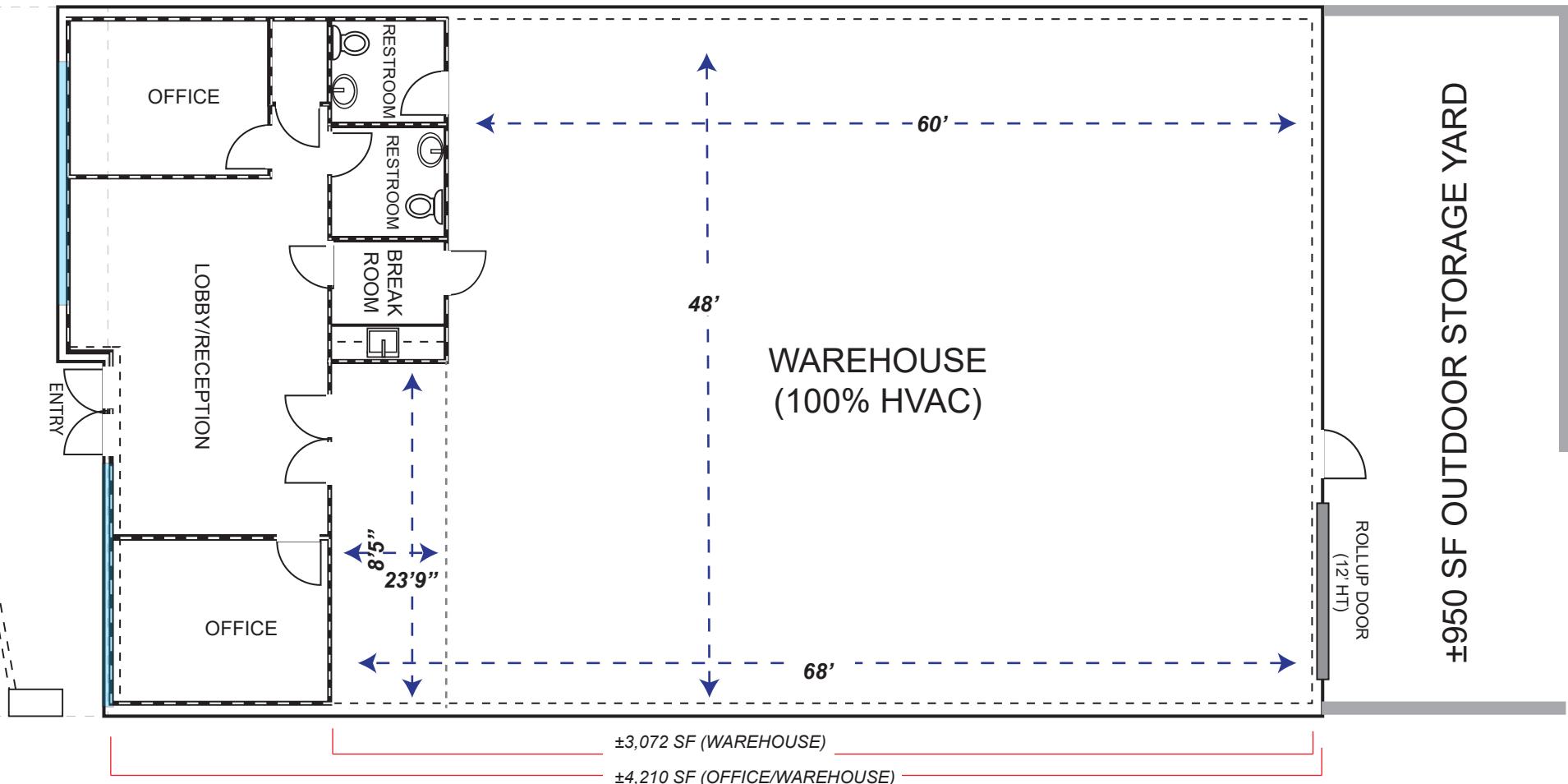
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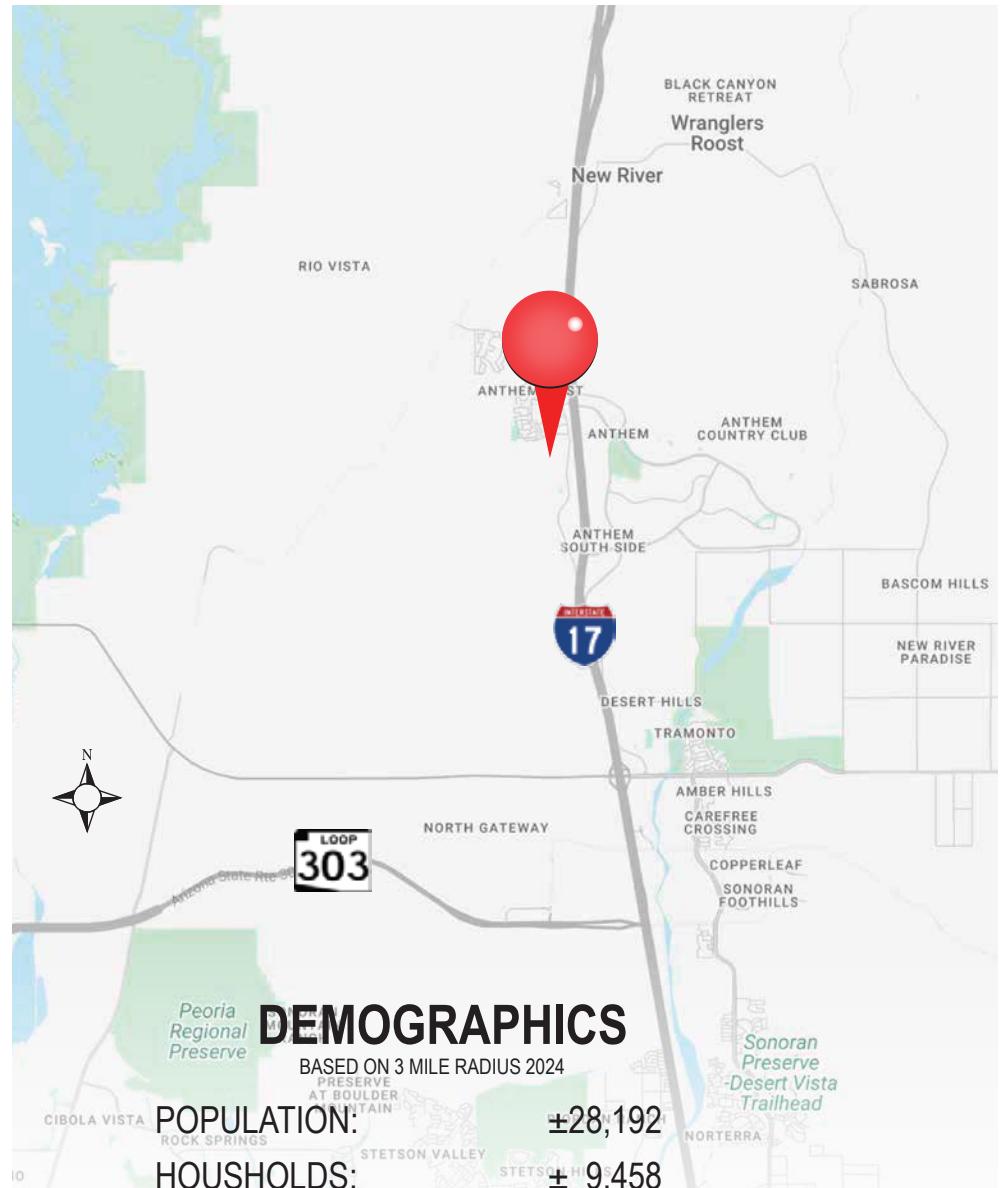
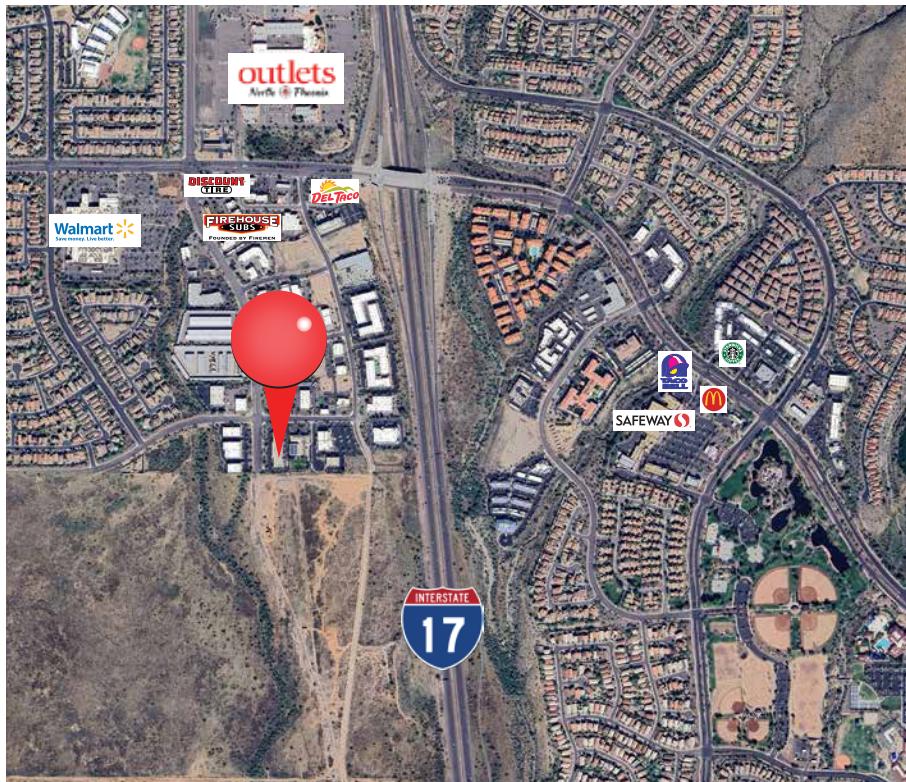
TWO POWER PANELS

225 AMPS
277/480 VOLTS
3-PHASE

100 AMPS
120/208 VOLTS
3-PHASE



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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

DEMOGRAPHICS

BASED ON 3 MILE RADIUS 2024

POPULATION:	±28,192
HOUSHOLDS:	± 9,458
MEDIAN AGE:	44.30
ESTIMATED POPULATION GROWTH 2024-29:	7.88%