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**For Lease**  
**CBRE**

**Airport I-10 Business Park**  
2350 E. Riverview Drive  
Phoenix, AZ 85034

**Suite #120: ±31,824 Square Feet Available**

**Move In Ready Condition!**



## **BUILDING HIGHLIGHTS**

- Available November 1, 2026
- 4,522 SF Office (Est.)
- Evaporative Cooled Warehouse
- LED Warehouse Lighting
- Fully Fenced, Secured Truck Court
- ESFR Fire Sprinkler System
- 30' Clear Height
- Typical Column Spacing: 52' x 60'
- Excellent Loading Options:
  - Nine (9) 9'X10' Dock High Doors
  - One (1) 12'X14' Grade Level Door





### Project Overview

Airport I-10 Business Park is a Class-A, master planned industrial park consisting of 5 buildings totaling ±923,728 SF. This state of the art project is well located in the center of the Phoenix MSA with close proximity to Sky Harbor International Airport and tremendous access to the freeway system via Interstate 10 & Interstate 17.



For more information on this opportunity, please contact:



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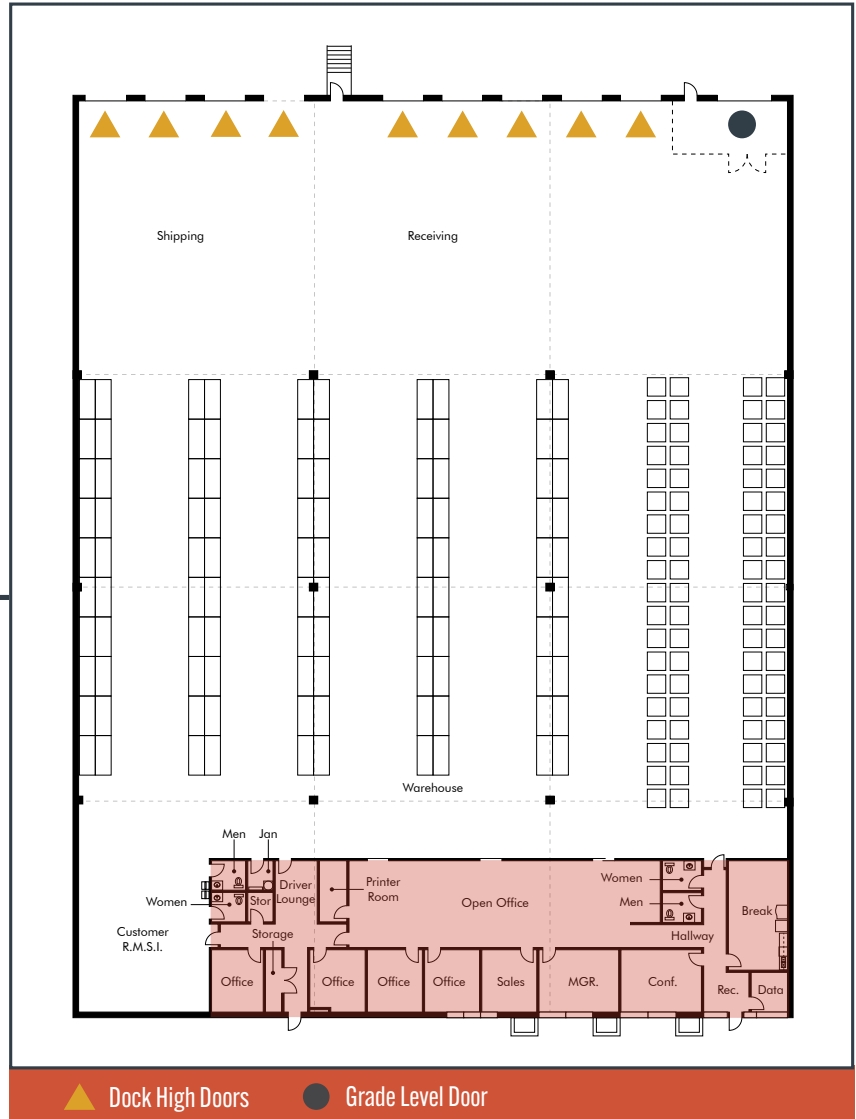
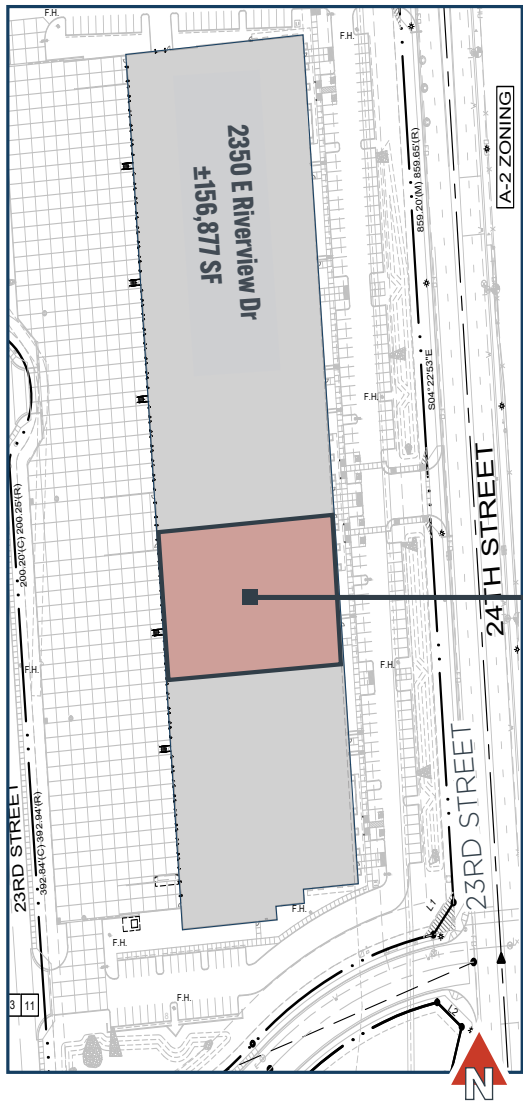
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### Building Overview

Suite #120: ±31,824 SF is a part of Building E at Airport I-10 Business Park. This incredibly unique space has ±4,522 SF of existing office, an evaporative cooled warehouse, 9 dock high loading doors, 1 grade level door, LED warehouse lighting, and a fully fenced/secured truck court area.



For more information on this opportunity, please contact:



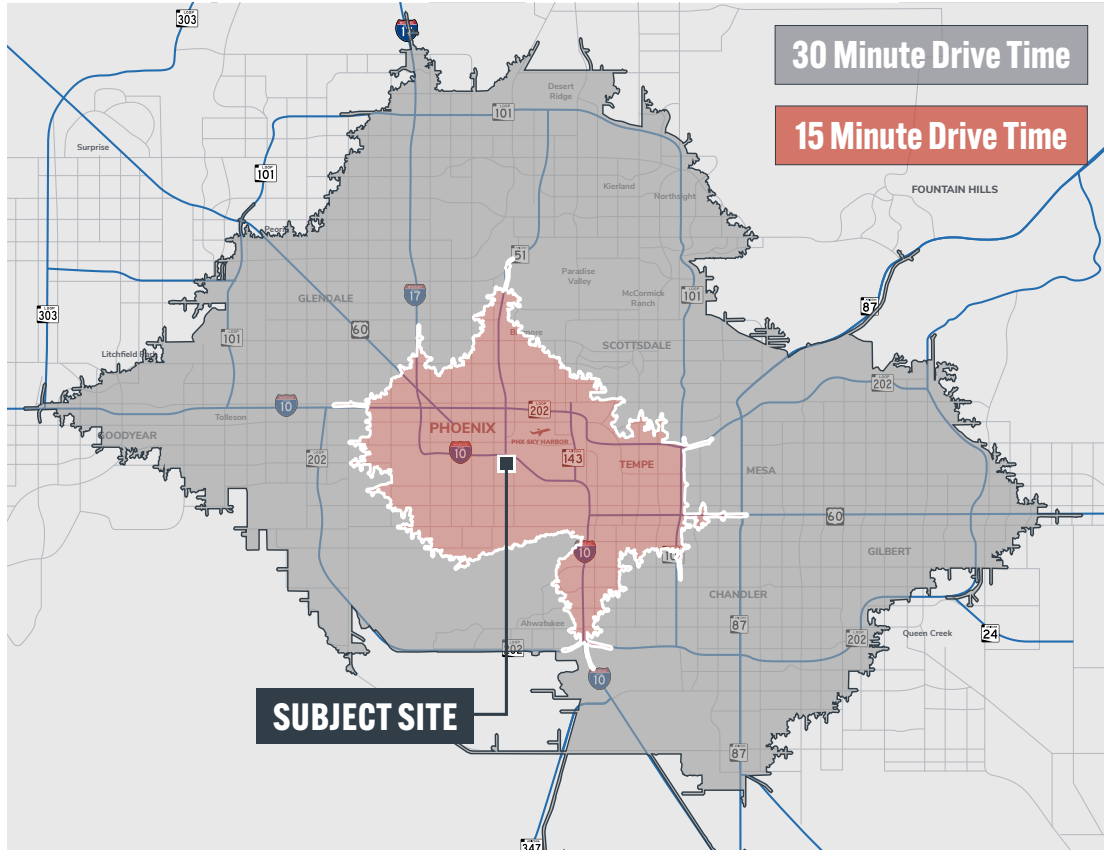
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### Demographics - 30 minute drive-time



  
**3,228,442**

Population

  
**3,463,531**

Daytime Workers

  
**1,307,896**

Households

  
**\$84,942**

Median Household Income

### Location Overview

Airport I-10 Business Park is located in the center of Metro Phoenix less than 1 mile from Sky Harbor International Airport. From this location, employers can attract labor from the entire Metro Phoenix area and can service its customers via convenient access to 6 major freeway systems.

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