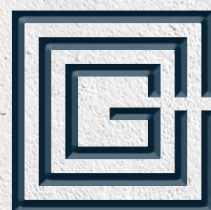


STONEMONT

CBRE



±408,462 SF
Three Building Industrial Park
Available for Lease



GRANITE
COMMERCE CENTER

405 N. 75th Ave
Phoenix, AZ 85043

PROJECT FEATURES



ZONING:
A-1 (Industrial),
City of Phoenix



CLEAR HEIGHT:
24' – 31'



COOLING:
EVAP & AC Warehouses



LOADING:
Dock High/Truckwell
& Grade Level Loading



SPRINKLERS:
ESFR



FENCED YARD AREAS
Available





405 N. 75th Ave | Phoenix, AZ 85043

BUILDING 1

SUITE #106

SIZE ±20,352 SF

OFFICE SIZE ±1,722 SF

CLEAR HEIGHT ±24'

COOLING EVAP

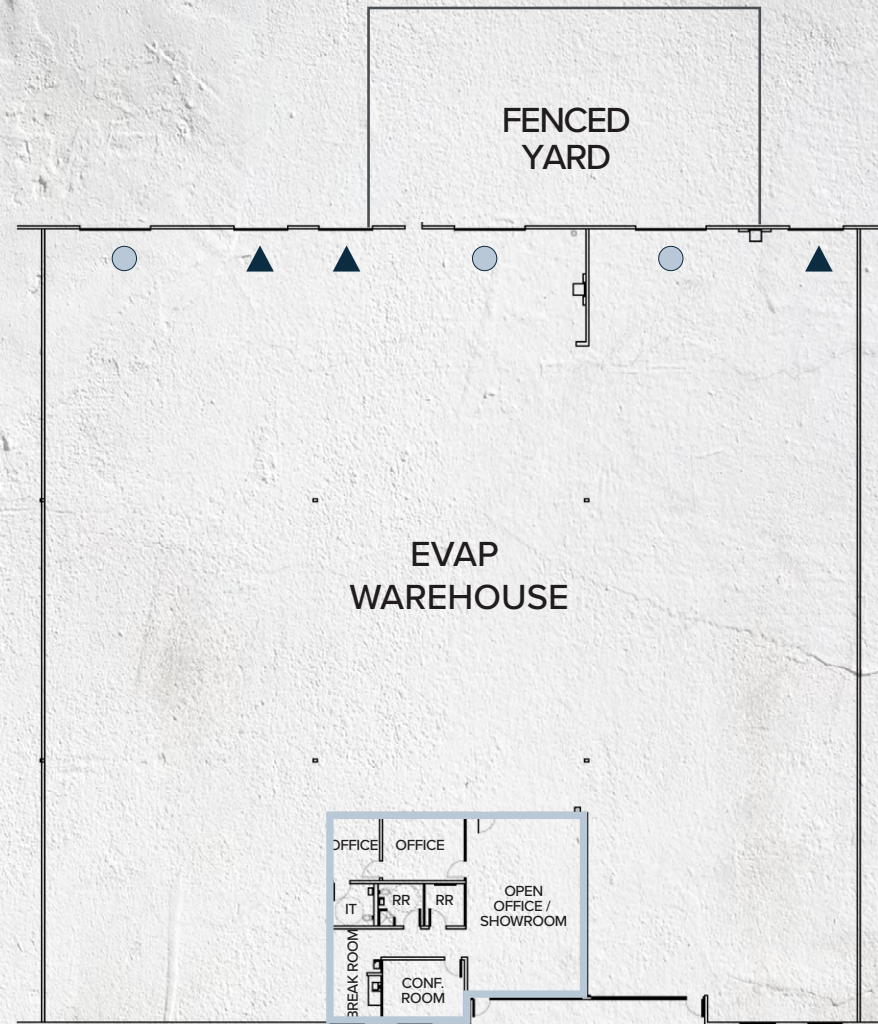
TRUCKWELL DOORS 3

DRIVE IN DOORS 3

SPRINKLERS ESFR

POWER 400 Amps

FENCED YARD AREA



▲ TRUCKWELL DOORS
● DRIVE IN DOORS

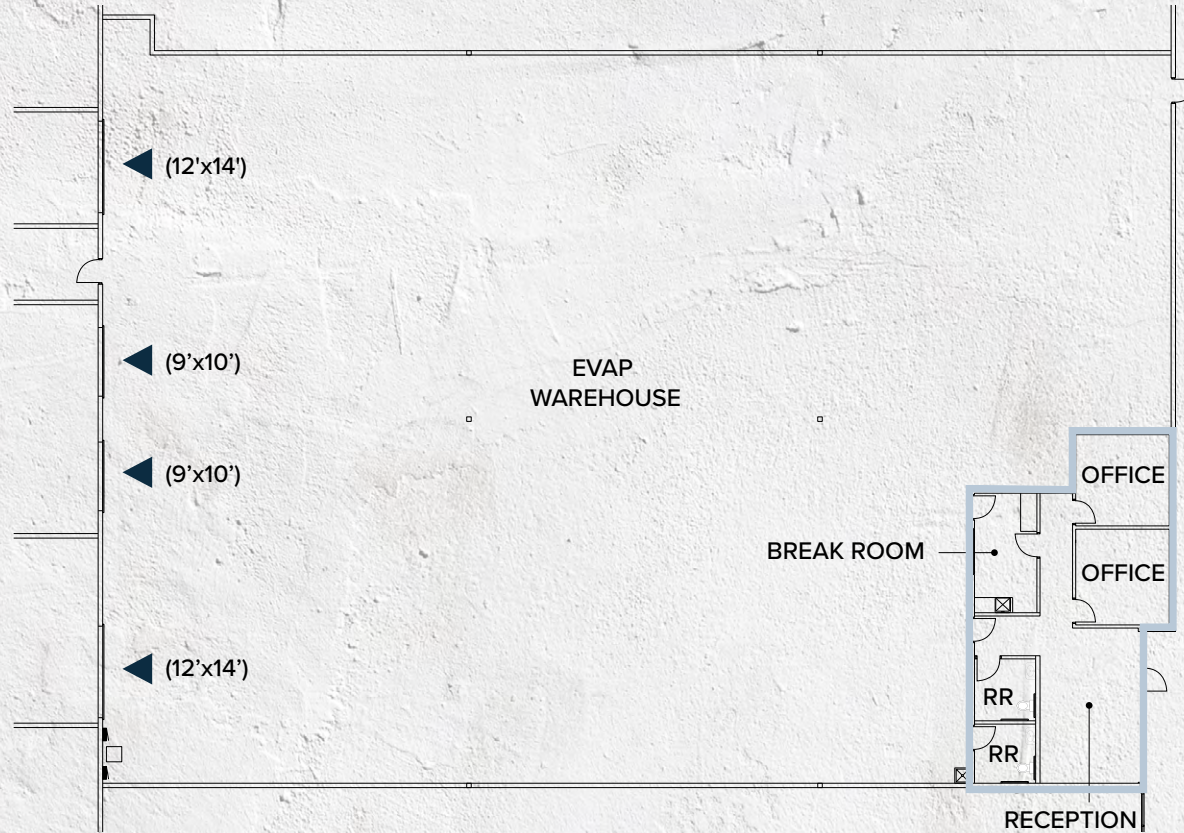


VIRTUAL TOUR

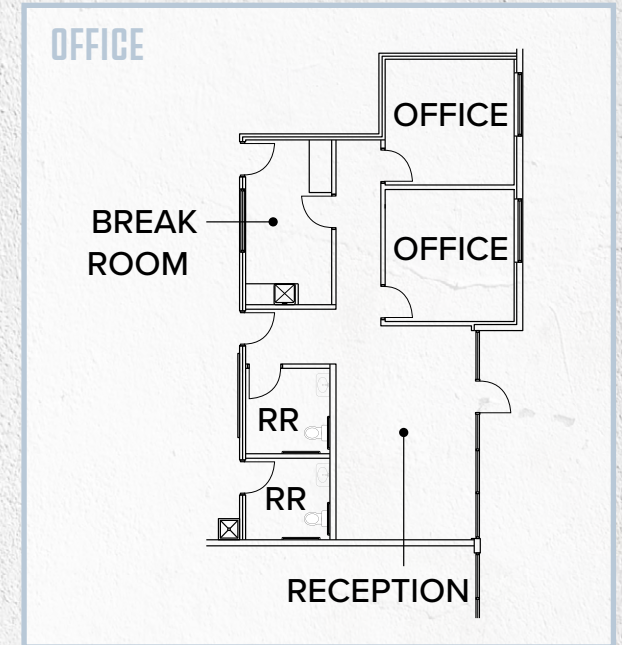
AVAILABLE NOW | MOVE-IN READY!



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- ▲ TRUCKWELL DOORS
- DRIVE IN DOORS



BUILDING 1

SUITE #118

SIZE	±13,576 SF
OFFICE SIZE	±1,065 SF
CLEAR HEIGHT	±24'
COOLING	EVAP

TRUCKWELL DOORS	4 (9'x10' & 12'x14')
DRIVE IN DOORS	None; Ramp Capable
SPRINKLERS	ESFR
AVAILABLE	June 1, 2027*

*Space can be available sooner with 30 days notice to current Tenant.



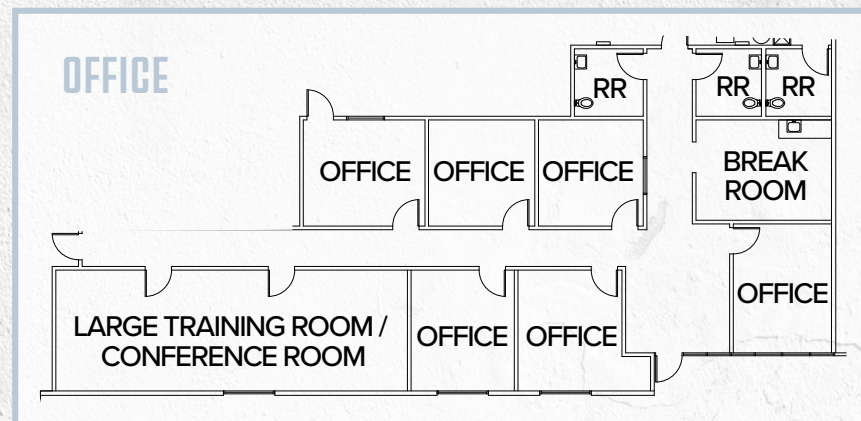
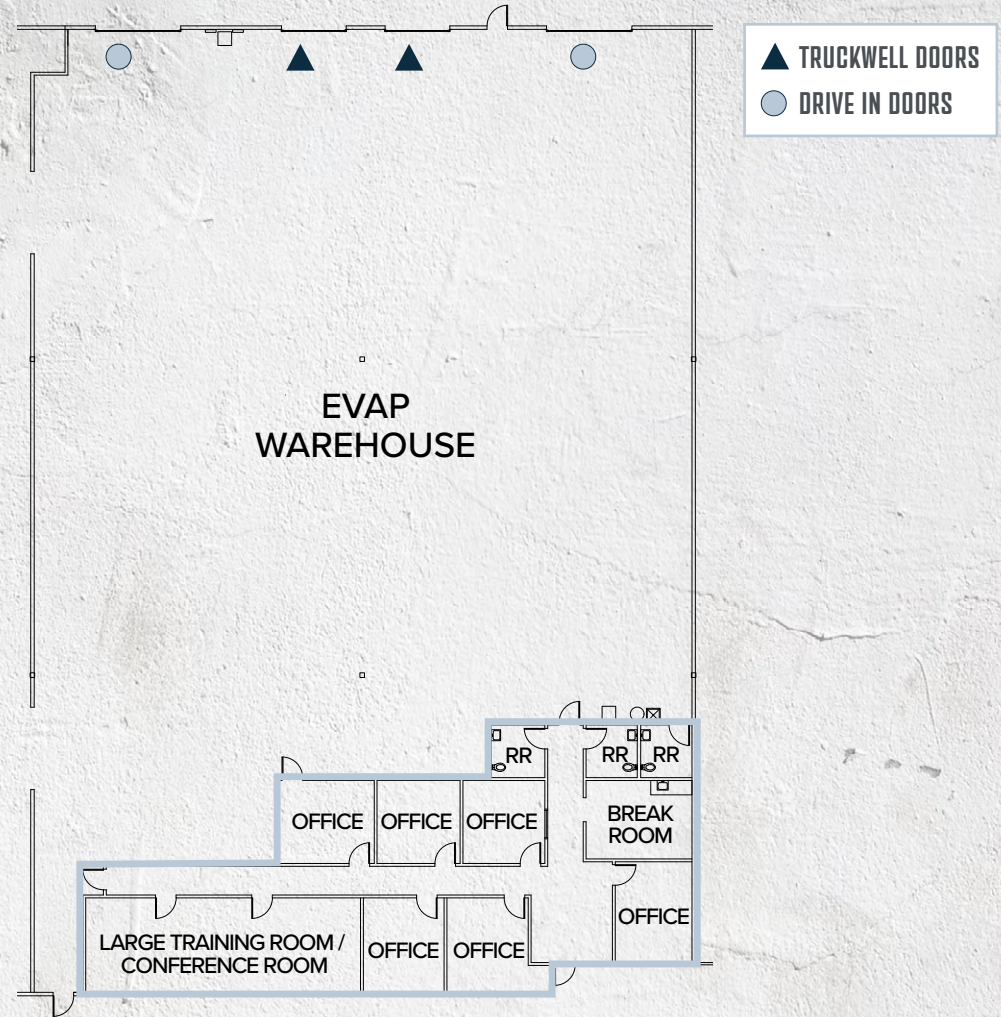
405 N. 75th Ave | Phoenix, AZ 85043

BUILDING 1

SUITE #122

SIZE	±13,568 SF
OFFICE SIZE	±2,609 SF
CLEAR HEIGHT	±24'
COOLING	EVAP
DOCK DOORS	2
DRIVE IN DOORS	2
SPRINKLERS	ESFR
AVAILABLE	February 1, 2027*

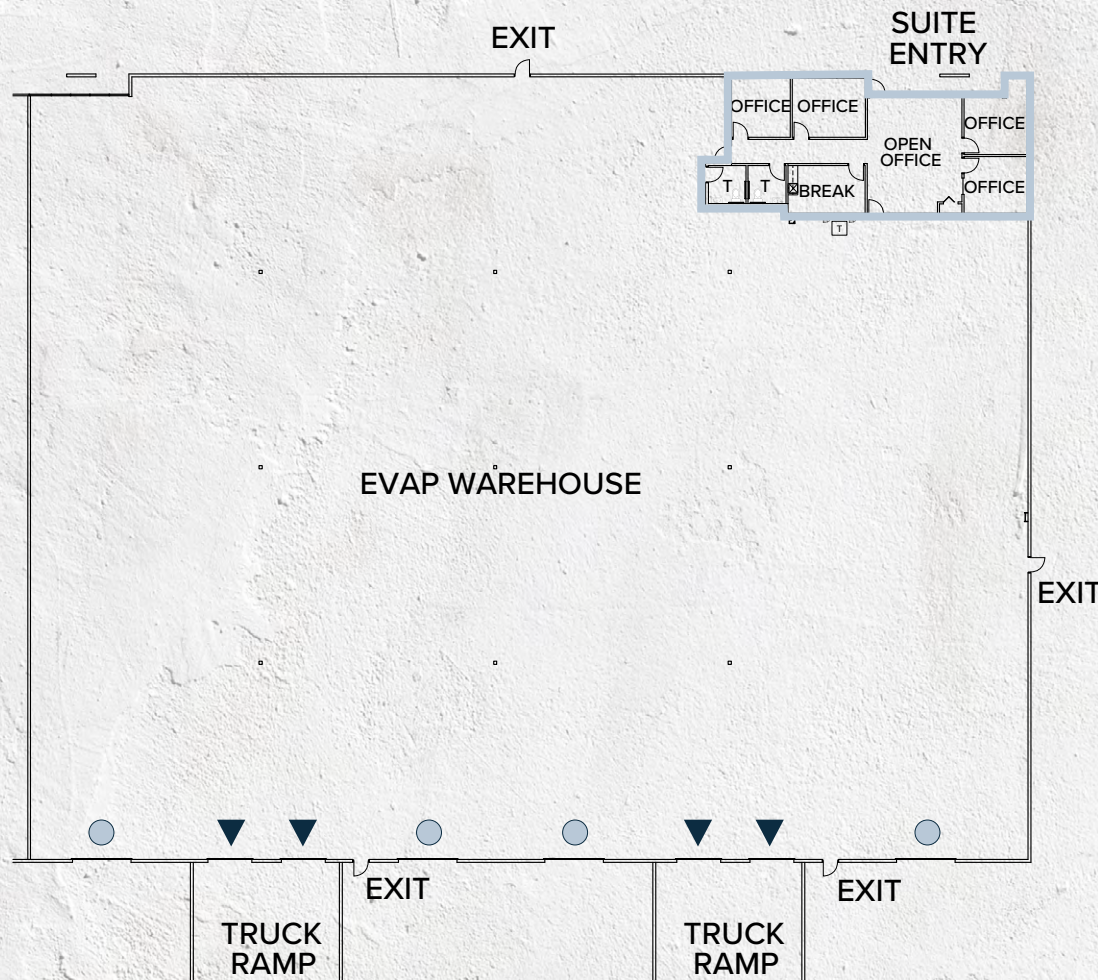
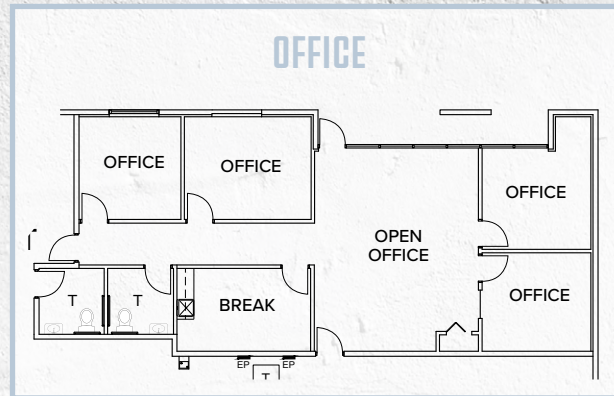
*Space can be available sooner with 30 days notice to current Tenant.





405 N. 75th Ave | Phoenix, AZ 85043

- ▲ TRUCKWELL DOORS
- DRIVE IN DOORS



BUILDING 2

SUITE #158

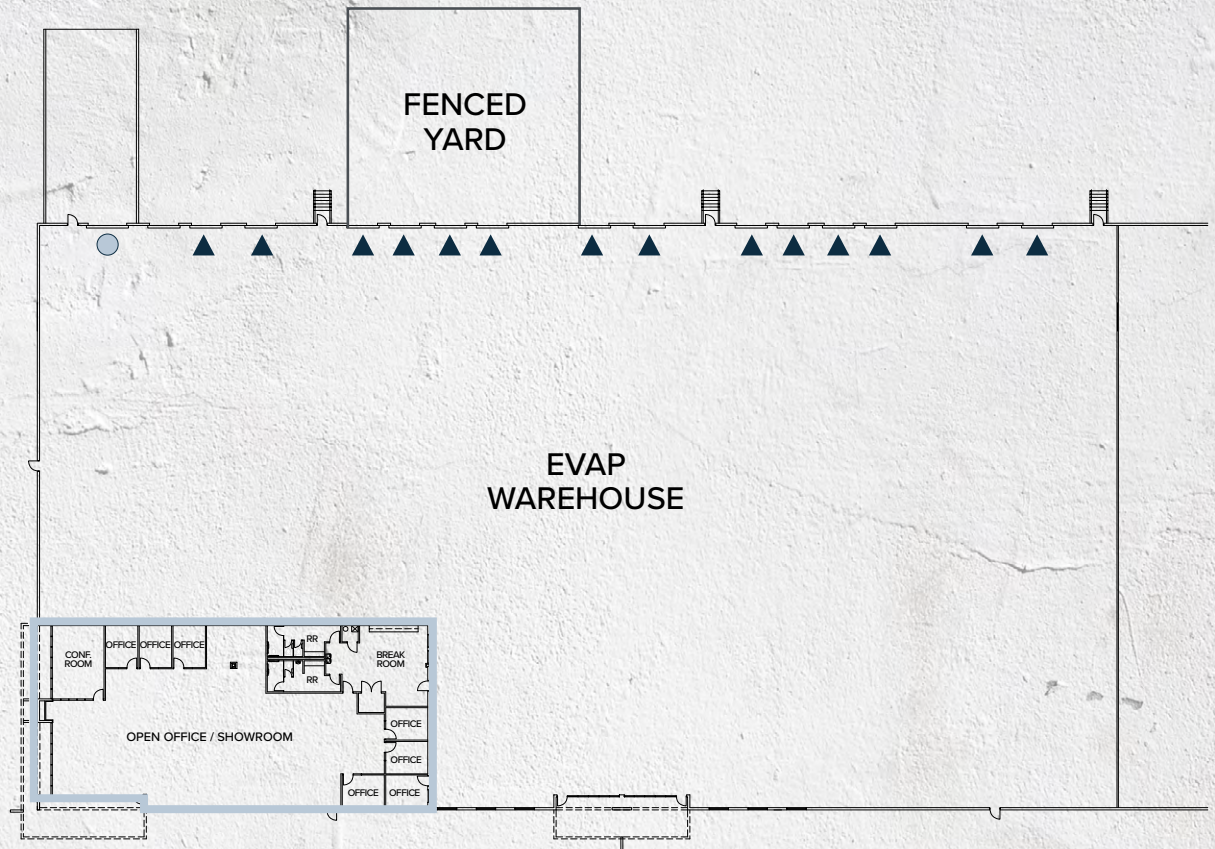
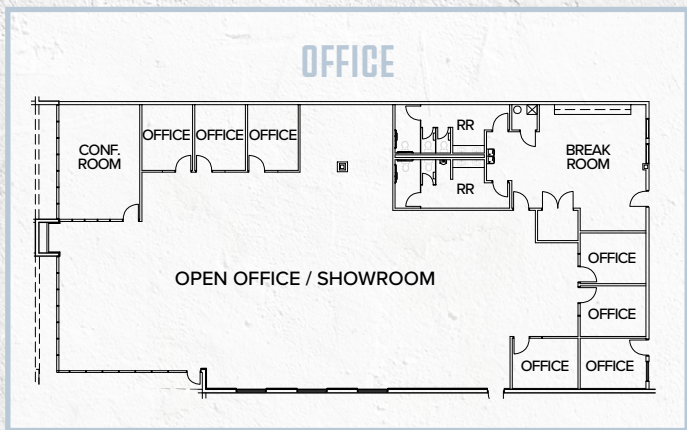
SIZE	±33,020 SF End Cap Suite
OFFICE SIZE	±1,627 SF
CLEAR HEIGHT	25'
COOLING	EVAP
TRUCKWELL DOORS	4
DRIVE IN DOORS	4
SPRINKLERS	ESFR
AVAILABLE	April 1, 2027*

*Space can be available sooner with 30 days notice to current Tenant.



405 N. 75th Ave | Phoenix, AZ 85043

- ▲ TRUCKWELL DOORS
- DRIVE IN DOORS



BUILDING 3

SUITE #168

SIZE	±60,550 SF
FRONTAGE	End Cap Suite With Frontage on 75th Avenue
OFFICE SIZE	±6,607
CLEAR HEIGHT	±31'
COOLING	EVAP

DOCK DOORS	15
PIT DOCK LEVELERS	5
DRIVE IN DOORS	1
SPRINKLERS	ESFR
FENCED YARD AREA	
AVAILABLE	October 1, 2026

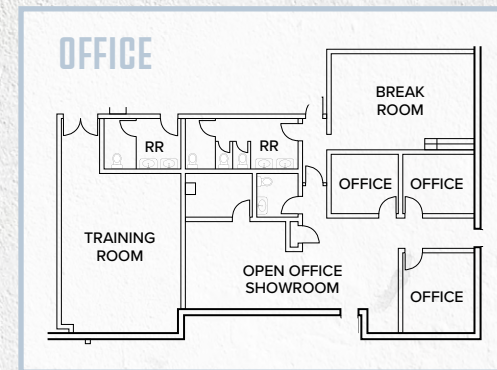
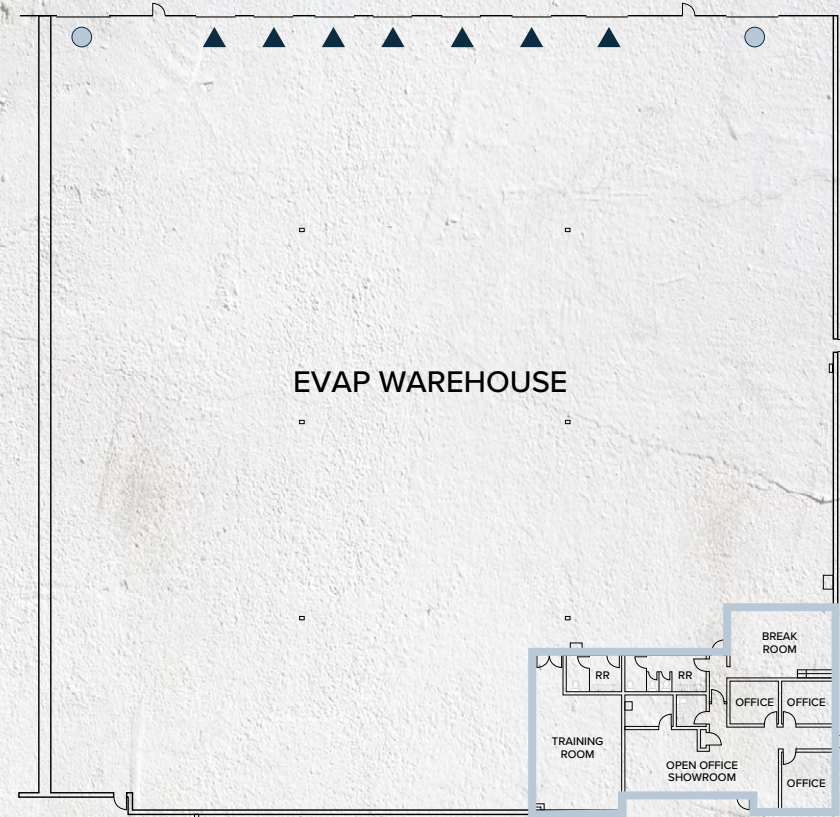


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BUILDING 3

SUITE #190

SIZE	±32,761 SF End Cap Suite
OFFICE SIZE	±3,500 SF
CLEAR HEIGHT	±31'
COOLING	EVAP
DOCK DOORS	7
EDGE OF DOCK LEVELERS	7
DRIVE IN DOORS	2
SPRINKLERS	ESFR
POWER	400 Amps



AVAILABLE NOW | MOVE-IN READY!

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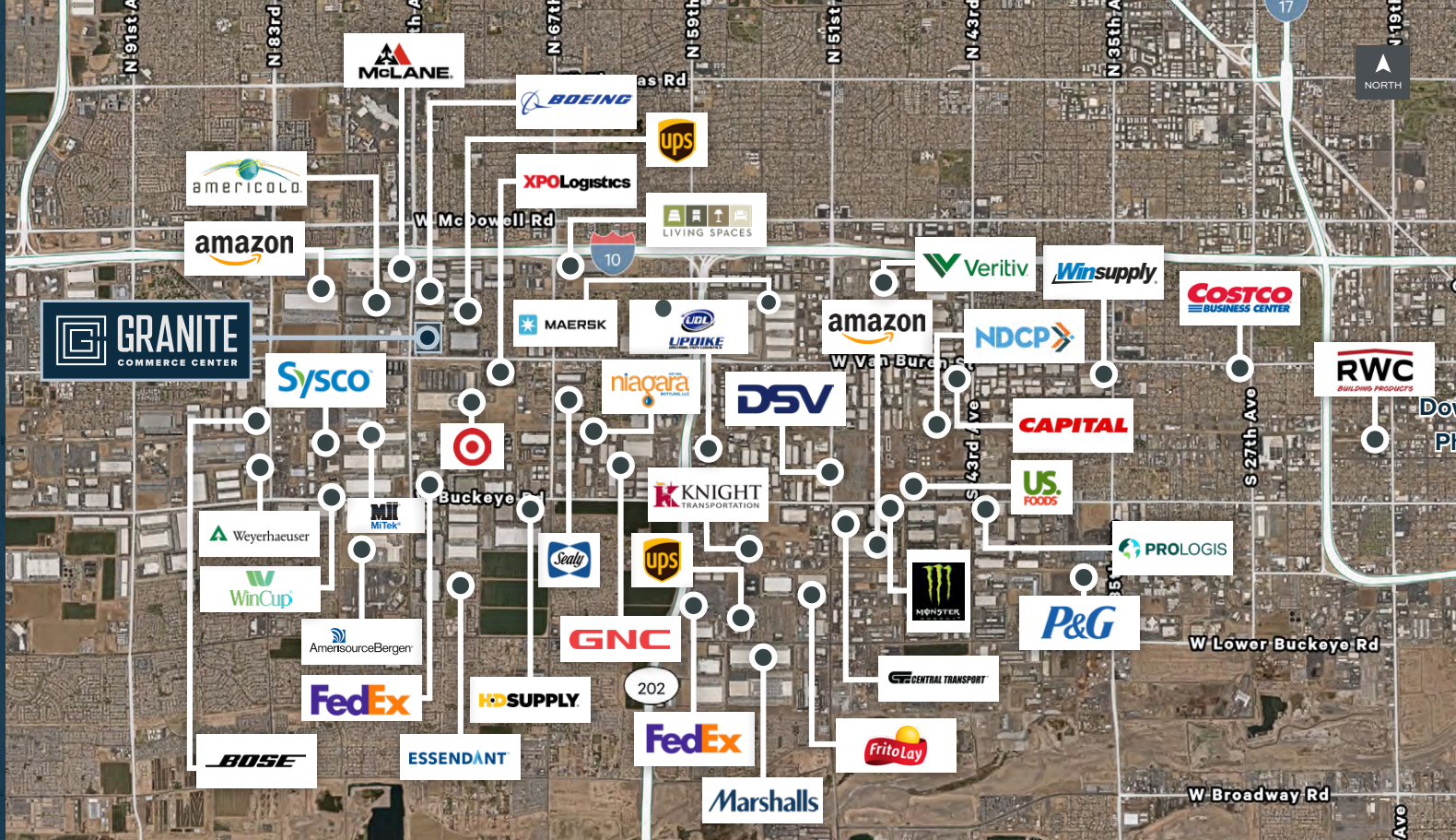
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- + Strategically located in Phoenix's established Southwest Valley industrial corridor, one of the region's premier distribution and logistics submarket
- + Excellent access to Interstate 10, providing direct connectivity to the Phoenix metropolitan area, Southern California, and key Southwestern U.S. markets.
- + Convenient proximity to Loop 101 and Loop 202, allowing efficient regional distribution
- + Located near major logistics, manufacturing, and e-commerce users throughout the Southwest Phoenix industrial market
- + Approximately 15 minutes from Downtown Phoenix and within easy reach of the region's major labor pool

