FOR LEASE OR SALE

2025 EAST UNIVERSITY DRIVE

Phoenix, Arizona

±22,000 – ±40,900 SF AVAILABLE FOR LEASE

MAKE READY IMPROVEMENTS COMPLETED



PHIL HAENEL
Executive Vice Chair
+1 602 224 4409
phil.haenel@cushwake.com

FOSTER BUNDY
Senior Director
+1 602 229 5919
foster.bundy@cushwake.com

JUSTIN SMITH
Director
+1 602 586 5938
justin.p.smith@cushwake.com

CAPITAL BAY PARTNERS

CUSHMAN & WAKEFIELD

PROPERTY HIGHLIGHTS

Building Size:	±40,900 SF
Divisible To:	±18,900 – ±22,000 SF
Office Size:	±4,908 SF
Clear Height:	±22’
Dock High Doors:	9
Grade Level Doors:	2
Warehouse Cooling:	Evap
Power:	1,400 Amps, 120-280v 3-Phase Heavy
Yard:	Gated & Secured
Parking:	36 Stalls
Year Built:	1973 (Renovated 2026)
Zoning:	A-2, City of Phoenix



SITE PLAN

DOCK DOORS
GRADE LEVEL DOORS
20TH PLACE
UNIVERSITY DRIVE
SUITE B
±18,900 SF
AVAILABLE 11/1/2026
SUITE A
±22,000 SF
AVAILABLE
46.87'
49.87'
64'
68'
64'
381'
101'
44.03'
31.92'
31.91'
GATE
GATE
N

LOCATION OVERVIEW

City



DISTANCE FROM
2025 EAST UNIVERSITY DRIVE

0.5 Miles
US 60

0.6 Miles
PHOENIX SKY HARBOR AIRPORT

0.7 Miles
I-10

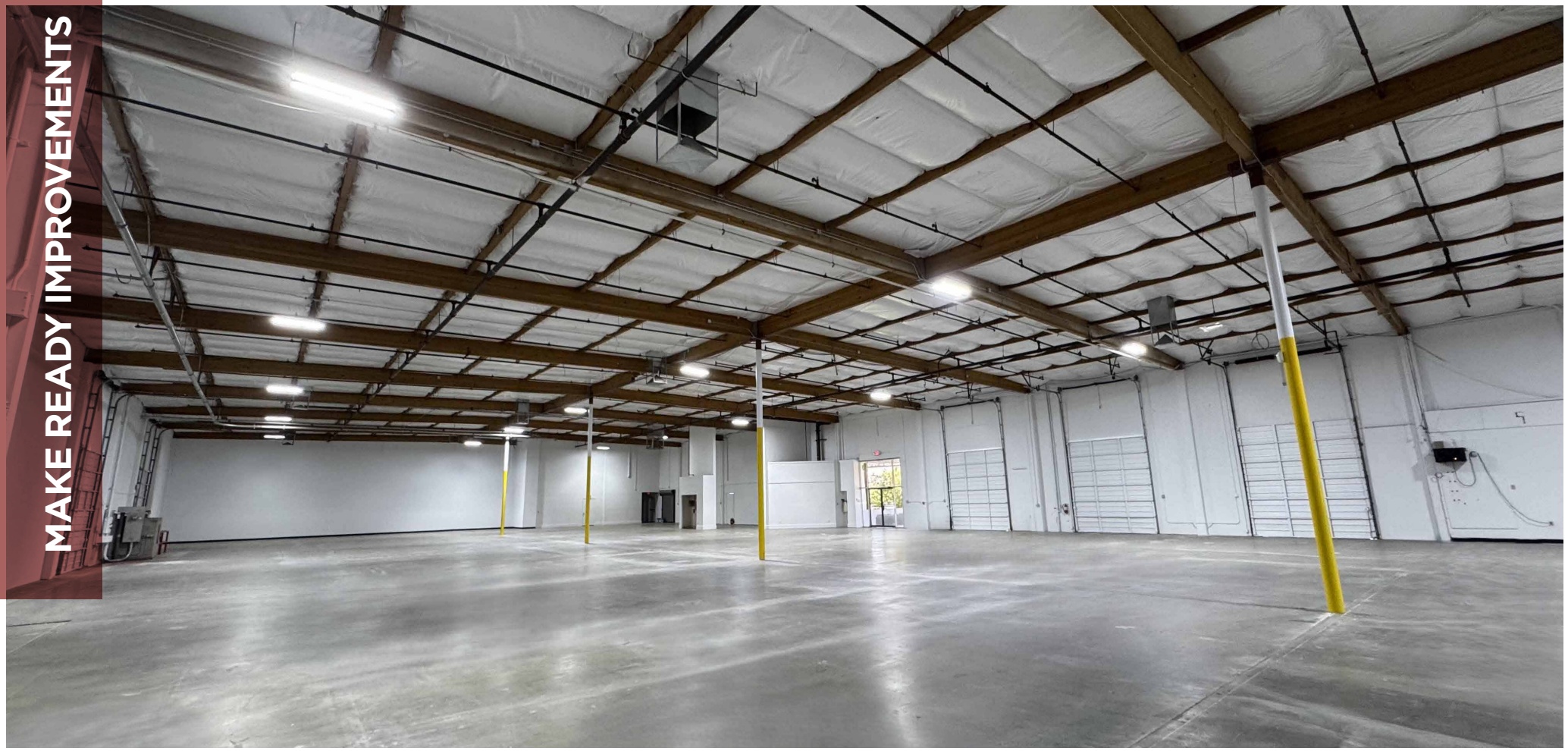
0.8 Miles
I-17

3 Miles
LOOP 202

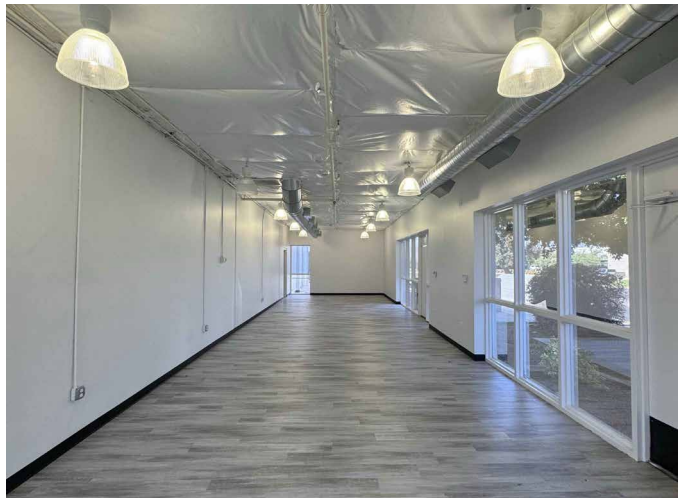
4 Miles
SR 51


TENANTS IN THE MARKET
PHOENIX
2025 EAST UNIVERSITY DRIVE
PHX
PHOENIX SKY HARBOR INTERNATIONAL AIRPORT
Frito Lay
Iron Mountain
Modern Industries
Honeywell
Waymo
Inteplast Group
XPO Logistics
amazon
Republic Services
Collins Aerospace
American Airlines
DHL
Microchip
Benchmark
George Brazil
Plumbing · Electrical
Pepsi
bright
prisma
message to market
On Point Production
CVS pharmacy
aetna
Lucid
UDA
Since 1960
Western Window Systems
ACE
DXP
Ferguson
Keystone
Automotive Operations, Inc.
labcorp
ADT
Ford
Safeway
Mygrant Glass
INTERSTATE 10
US 60
ARIZONA 143
LOOP 202
N

MAKE READY IMPROVEMENTS











CONTACT INFORMATION

PHIL HAENEL
Executive Vice Chair
+1 602 224 4409
phil.haenel@cushwake.com

FOSTER BUNDY
Senior Director
+1 602 229 5919
foster.bundy@cushwake.com

JUSTIN SMITH
Director
+1 602 586 5938
justin.p.smith@cushwake.com

CAPITAL BAY PARTNERS

CUSHMAN & WAKEFIELD

2555 East Camelback Road, Suite 400 | Phoenix, AZ | +1 602 253 7900 | **cushmanwakefield.com**

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. [PD-170980]-V7