



**FOR SALE OR LEASE
FULLY REMODELED WAREHOUSE**

**4802 S 35TH STREET
PHOENIX, AZ 85040**



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PHOENIX, AZ 85040

Property Highlights

- Clear height: 16'
- Truckwell
- Two (2) grade level doors (14'h x 12'w)
- Fire sprinklers
- Power: 750A, 120/208V, 3-phase
- Approximately 15% office
- Corner parcel with multiple ingress/egress points
- Close proximity to I-10 Freeway & Sky Harbor Airport
- New roof in 2020
- Fully renovated office space
- Brand new asphalt
- Electric gate(s)
- New R-19 insulation in the warehouse



LOT SIZE

±0.69 AC (±30,210 SF)



BUILDING SIZE

±9,475 SF

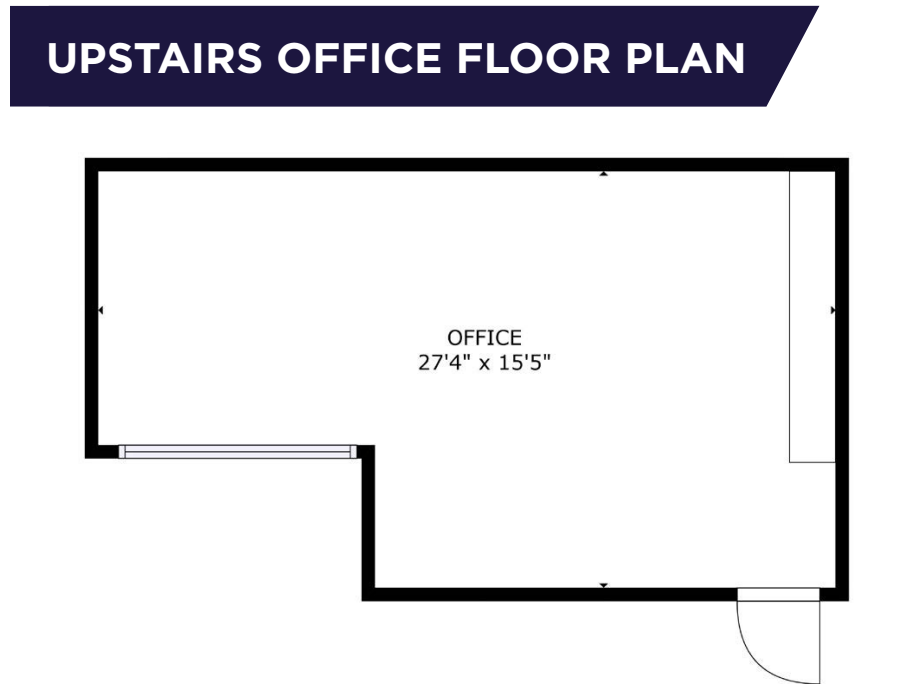


ZONING

IND. PK., Phoenix



UPSTAIRS OFFICE



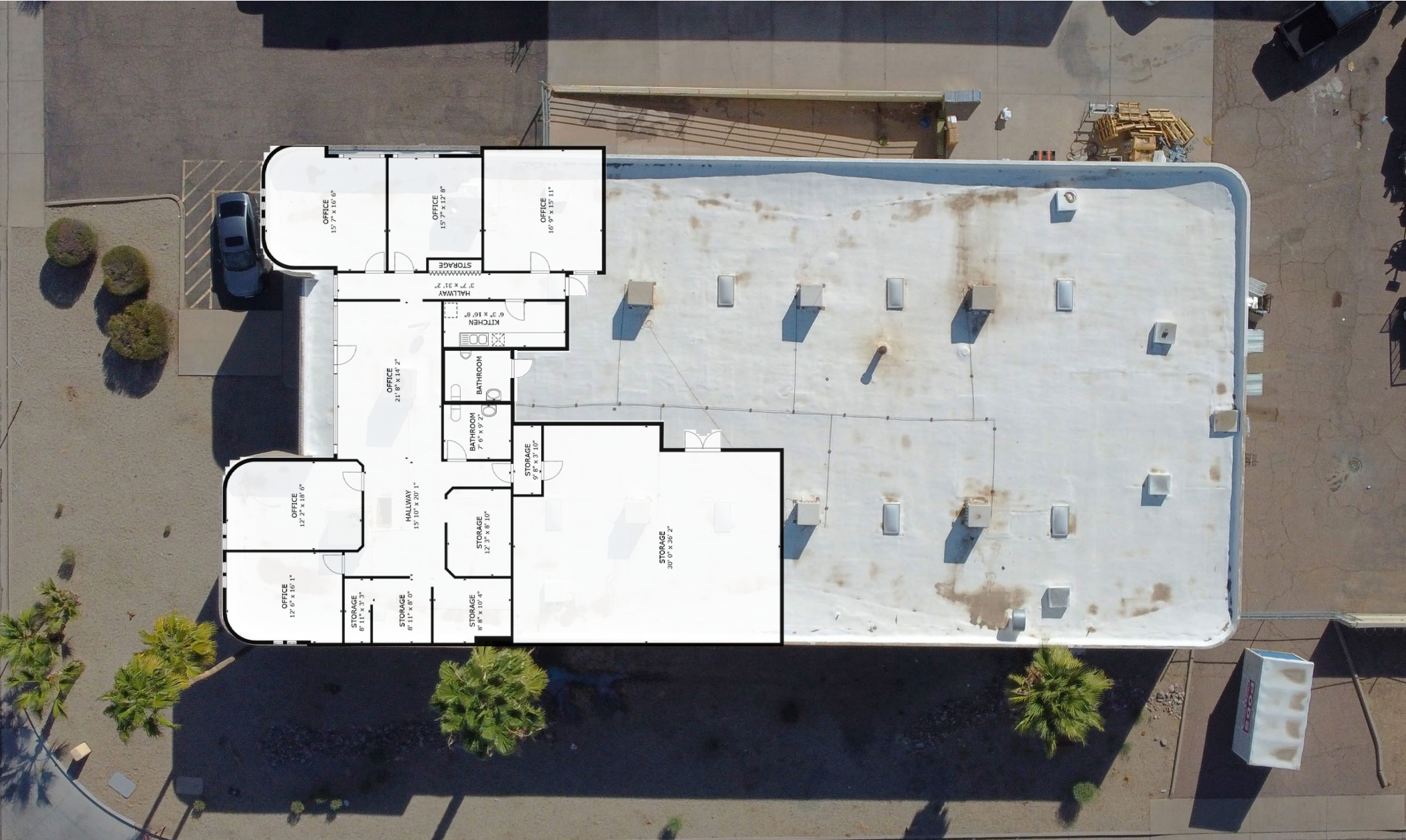
UPSTAIRS OFFICE FLOOR PLAN

OFFICE
27'4" x 15'5"

PROPERTY PHOTOS



EXISTING BUILD-OUT



LOCATOR MAP



FOR MORE INFORMATION, CONTACT:

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