

**Industrial** | For Lease

**CBRE**

# 3745 E Wier Ave

Phoenix, AZ 85040

±14,897 SF Freestanding Warehouse on ±0.69 acres



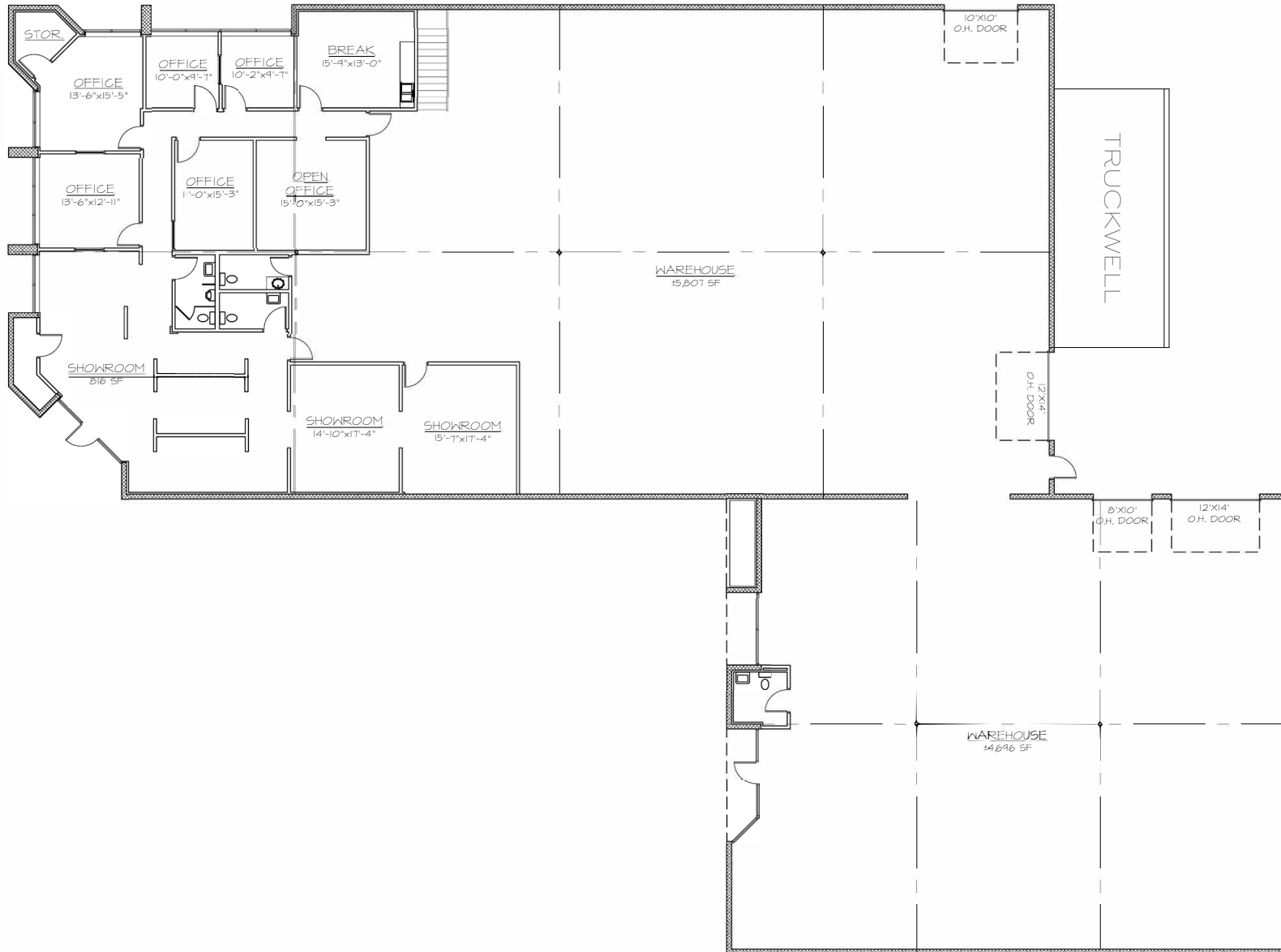


# Property Features

- + ±14,897 SF warehouse/showroom building
- + Situated on ±0.69 acres (±30,000 SF land)
- + ±4,469 SF office
- + ±600 Amps, 120/208 volt SES
- + ±16.5' clear height in warehouse
- + Evaporative cooled warehouse
- + Four (4) grade level loading doors & One (1) Truckwell
- + Built in 1985
- + ±20 parking stalls
- + Zoning is Industrial Park (City of Phoenix)
- + Parcel Number: 122-74-043A
- + Taxes (2025): \$20,605.88
- + Lease Rate is \$1.25/sf NNN
- + Available May 1, 2026

# Floor Plan

For Lease



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For Lease

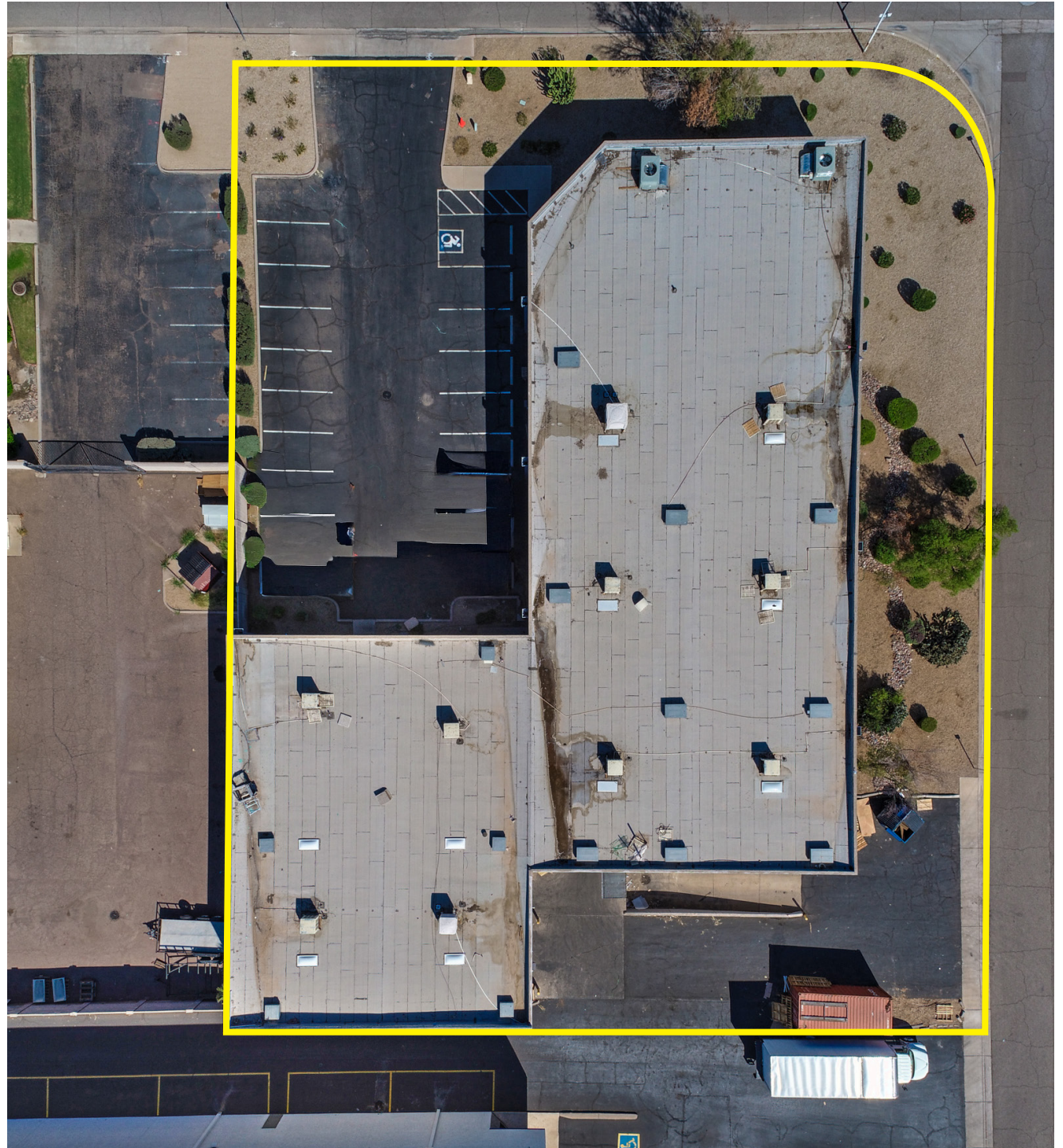
OFFICE



WAREHOUSE



SHOWROOM



# Map

For Sale



**3745 E Wier Ave**  
Phoenix, AZ 85040

**For Sale**



## Contact Us

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