



WAREHOUSE/FLEX SPACE AVAILABLE FOR LEASE

3650 N 40TH AVE | PHOENIX, AZ 85019



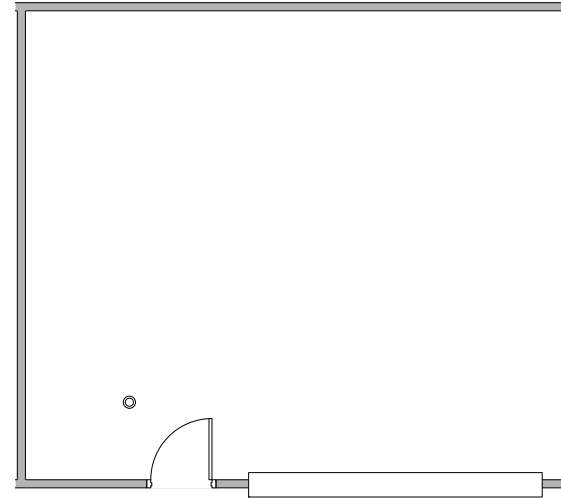
COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cplaz.com

Property Summary

Address	3650 N 40th Ave Phoenix, AZ 85019
Property Type	Industrial/Flex Warehouse Space
Lot Size	±46,609 SF
Parcel #	107-21-070A
Frontage	40th Ave
Automotive Use	Approved



SUITE 3 & 4

SUITE 3 & 4 ARE CONTIGUOUS

Availability

Suite 3	±1,100 SF	\$1.60 SF/Mo NNN
Suite 4	±1,100 SF	\$1.60 SF/Mo NNN

For More Information, Please Contact:

Tyson Breinholt

D 480.966.7513

M 602.315.7131

tbreinholt@cpiaz.com

Caleb Allen

D 480.621.3290

M 480.622.4174

callen@cpiaz.com

Jack Elder

D 480.968.9618

M 602.573.3210

jelder@cpiaz.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

08 07 26



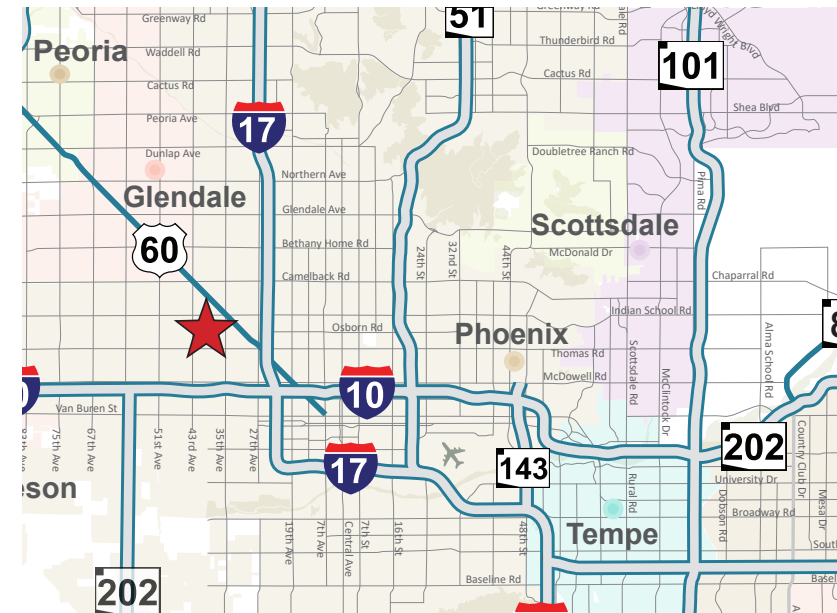


3650 N 40TH AVE | PHOENIX, AZ 85019



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL



For More Information, Please Contact:

Tyson Breinholt

D 480.966.7513

M 602.315.7131

tbreinholt@cpiaz.com

Caleb Allen

D 480.621.3290

M 480.622.4174

callen@cpiaz.com

Jack Elder

D 480.968.9618

M 602.573.3210

jelder@cpiaz.com