

INDUSTRIAL WAREHOUSE FOR SALE



FOR SALE

±8,911 SF INDUSTRIAL

1723 W. 4TH ST. | TEMPE | AZ

DAN CASEY

Vice President

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FOR MORE INFORMATION,
PLEASE CONTACT:

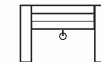
PROPERTY HIGHLIGHTS



±8,911 SF
Available



16'
Clear Height



3 Grade Level Doors
w/ Double Truck Well



27
Parking Spaces



I-1
Zoning



Close Proximity to
202, 143, and 10 Fwys

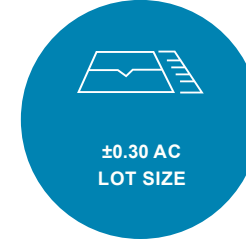
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LOCATION HIGHLIGHTS



PROPERTY HIGHLIGHTS:

- ±8,911 SF Industrial Building
- ±0.30 AC Lot
- 16' Clear Height
- Three (3) Grade Level Doors with Double Truck Well
- Twenty-Seven (27) Surface Parking Spaces
- Sprinklered
- I-1, Zoning
- Located in Sky Harbor Business Park
- Close Proximity to 202, 143, & 10 Freeways
- Asking Price: \$2,550,000.00 (\$286.16/SF)

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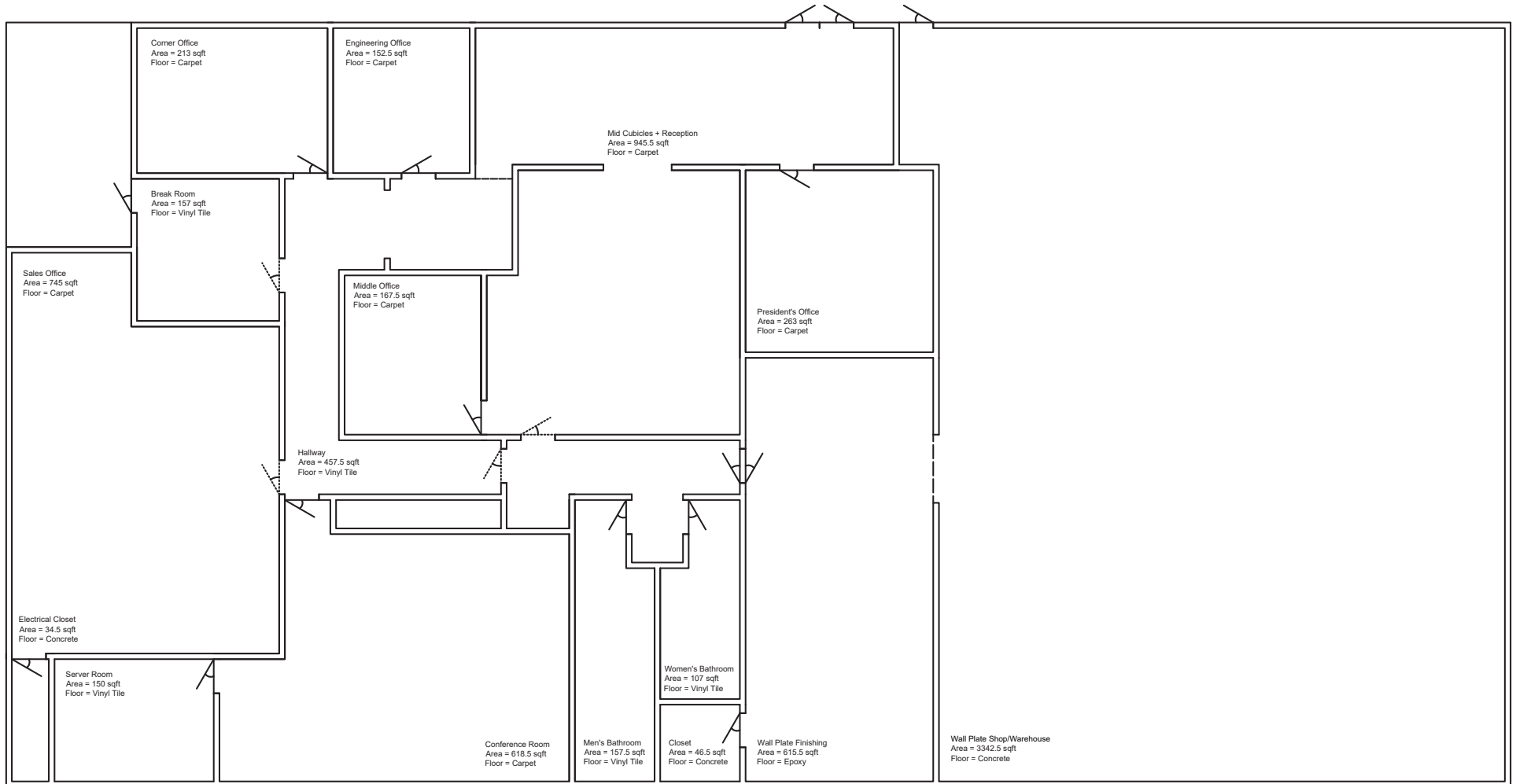


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FLOOR PLAN

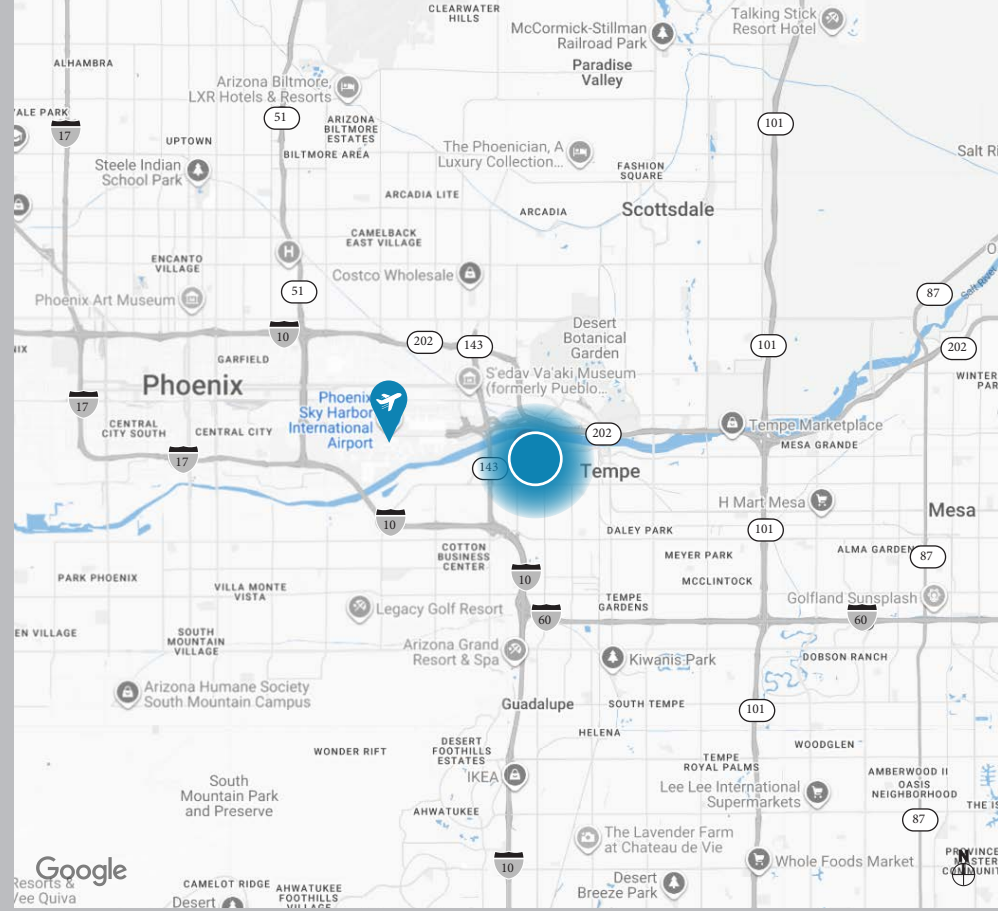
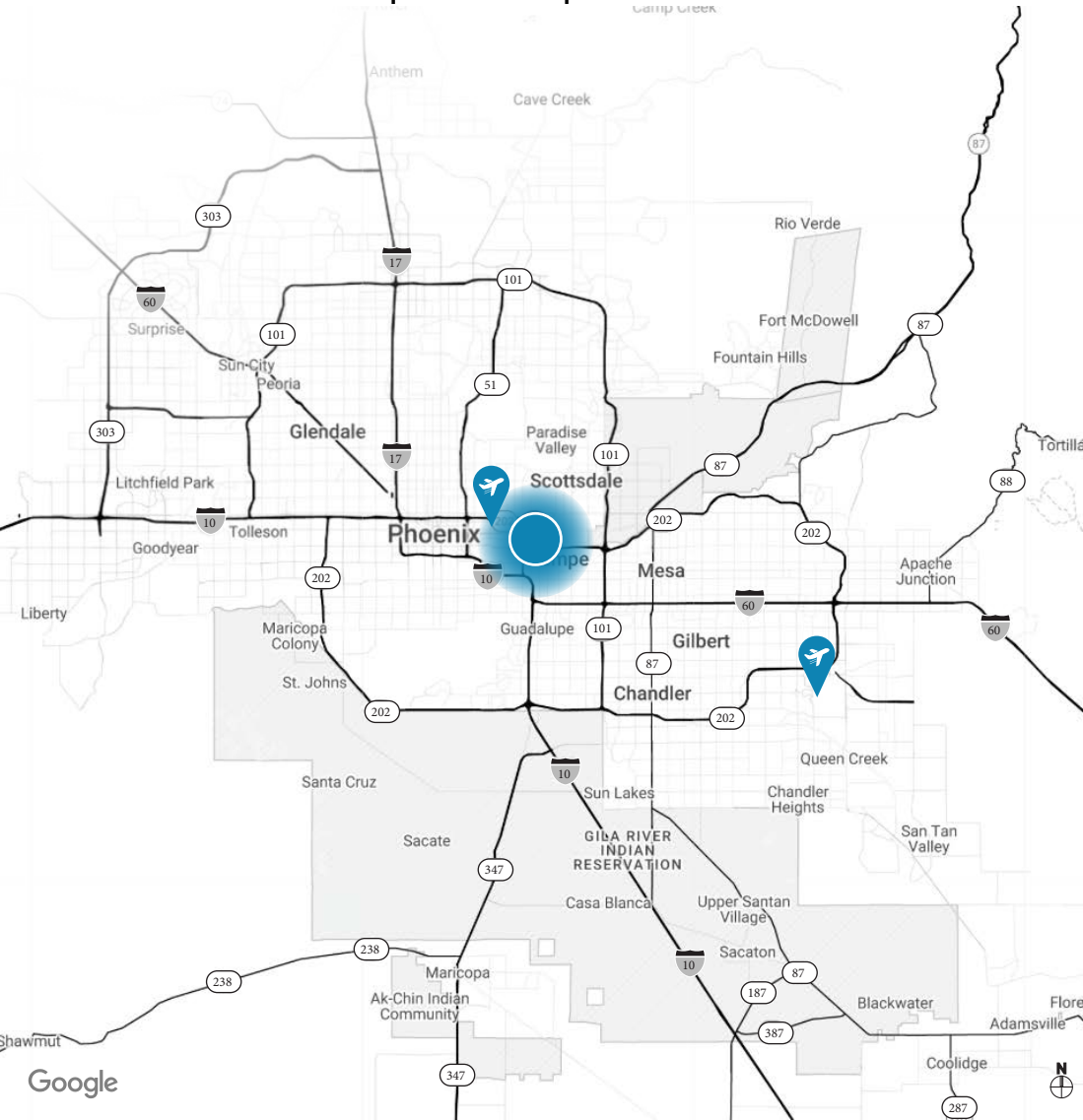


*NOT TO SCALE 

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DEMOGRAPHICS			
	3 MILES	5 MILES	10 MILES
2020 Population	95,804	324,170	1,108,048
2024 Population	100,370	338,352	1,152,699
2029 Population Projection	108,687	366,993	1,250,462
Annual Growth 2020-2024	1.2%	1.1%	1.0%
2024 Households	40,777	139,211	468,702
Avg Household Income	\$72,603	\$80,869	\$92,949
Total Specified Consumer Spending	\$1.1B	\$4.1B	\$15B

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