

3745 EWIER AVE

PHOENIX, AZ 85040

FOR LEASE

CBRE

±14,897 SF FREESTANDING WAREHOUSE ON ±0.69 ACRES





PROPERTY FEATURES



±14,897 SF Warehouse/
Showroom Building On
±0.69 Acres (±30,000 SF Land)



Four (4) Grade Level Loading
Doors & One (1) Truckwell



±600 Amps,
120/208 Volt SES



Evaporative Cooled
Warehouse



±16.5' Clear Height
In Warehouse



Zoning is Industrial
Park (City of Phoenix)



Lease Rate is
\$1.25/SF NNN



Taxes (2025):
\$20,605.88



±20 Parking
Stalls



Renovations - Summer 2026:
New Roof, New Exterior Paint
New Asphalt Parking Lot, New
Breakroom Cabinets & Sink,
New Interior Flooring And
Paint In Office/Showroom



Parcel Number:
122-74-043A

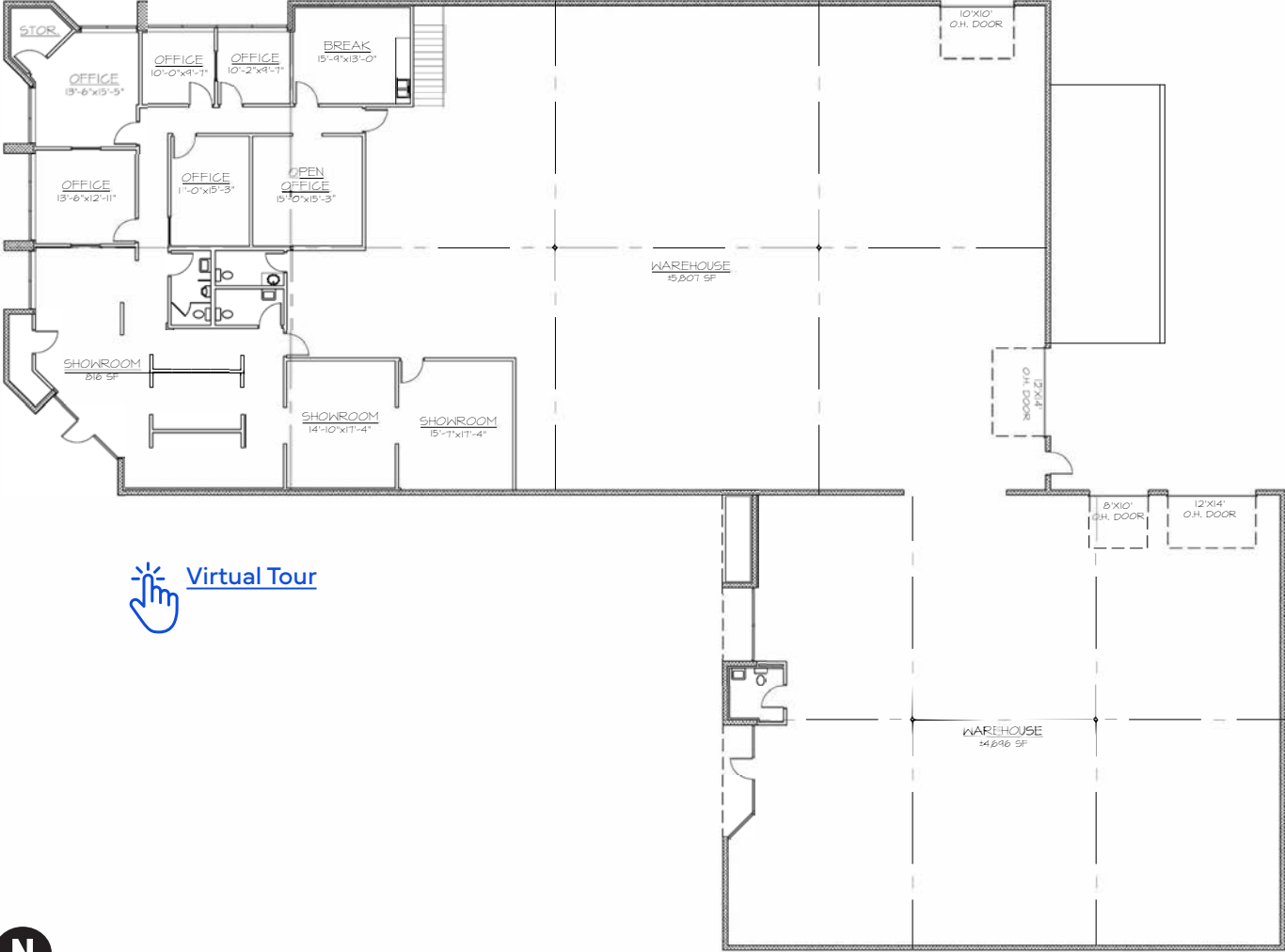


±4,469 SF
Office

THE BUILDING



FLOORPLAN





INTERIOR RENOVATIONS

WAREHOUSE SPACE



LOCATION



PHX
PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT

amazon PillPack by amazon pharmacy ANIXER DHL OnTrac
pepsi APPLIED MATERIALS Emser Tile FERGUSON ZipRecruiter

DOWNTOWN TEMPE
±11 MINUTES | ±5 MILES

ASU

FULL DIAMOND
INTERCHANGE
40TH ST & INTERSTATE 10

±271,700 VPD

COTTON CENTER

SUB-ZERO DB SCHENKER oats over night
SCHOTT FREEMONT McMoran COPPER & GOLD
GE HealthCare CVS O'NEIL
LabCorp Aetna KONICA MINOLTA

ARIZONA
DEPARTMENT OF
CHILD SAFETY

40TH STREET

Reddylce

Whiterabbit.ai

±45,083 VPD

**3745
E WIER AVE**
PHOENIX, AZ 85040

FIRST LINEAGE
SITE SERVICES

WIER AVENUE

WPI
Together We Build

38TH STREET

CORBINS

mailing.com

NOX GROUP

CHIPMAN ROAD

Arizona
Cotton
Research &
Protection
Council

Splash
mobile wash

ARIZONA
DOOR STORE

3745 EWIER AVE

PHOENIX, AZ 85040

FOR LEASE

CBRE

Leasing Contacts

MIKE PARKER

Executive Vice President

+1 602 614 7877

mike.parker6@cbre.com



© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.