



FREESTANDING WAREHOUSE / SHOWROOM FOR SALE AND LEASE

1805 E MCDOWELL RD | PHOENIX, AZ 85006

Landon McKernan, Partner
480.294.6571
lmckernan@levrose.com

Mark Cassell, Partner
480.868.8003
mcassell@levrose.com

Cameron Miller, Advisor
480.294.6584
cmiller@levrose.com

PROPERTY DETAILS

PROPERTY TYPE: Industrial/Showroom

SALE PRICE \$5,400,000 (\$179/SF)
~~\$5,875,000 (\$196/SF)~~

LEASE RATE: \$0.80/SF NNN ~~\$0.95/SF NNN~~
Property Taxes & Insurance are approx. \$0.13/SF

BUILDING SIZE: ±30,047 SF
(Original Construction: ±14,194 SF)
(Newer Construction: ±15,853 SF)

LOT SIZE: ±60,353 SF (±1.39 AC)

YEAR BUILT: 1958 (Original Construction)
2001 (Newer Construction)

PARKING: 36 Spaces

ZONING: C-2, Phoenix 📍

PARCEL: 116-13-151

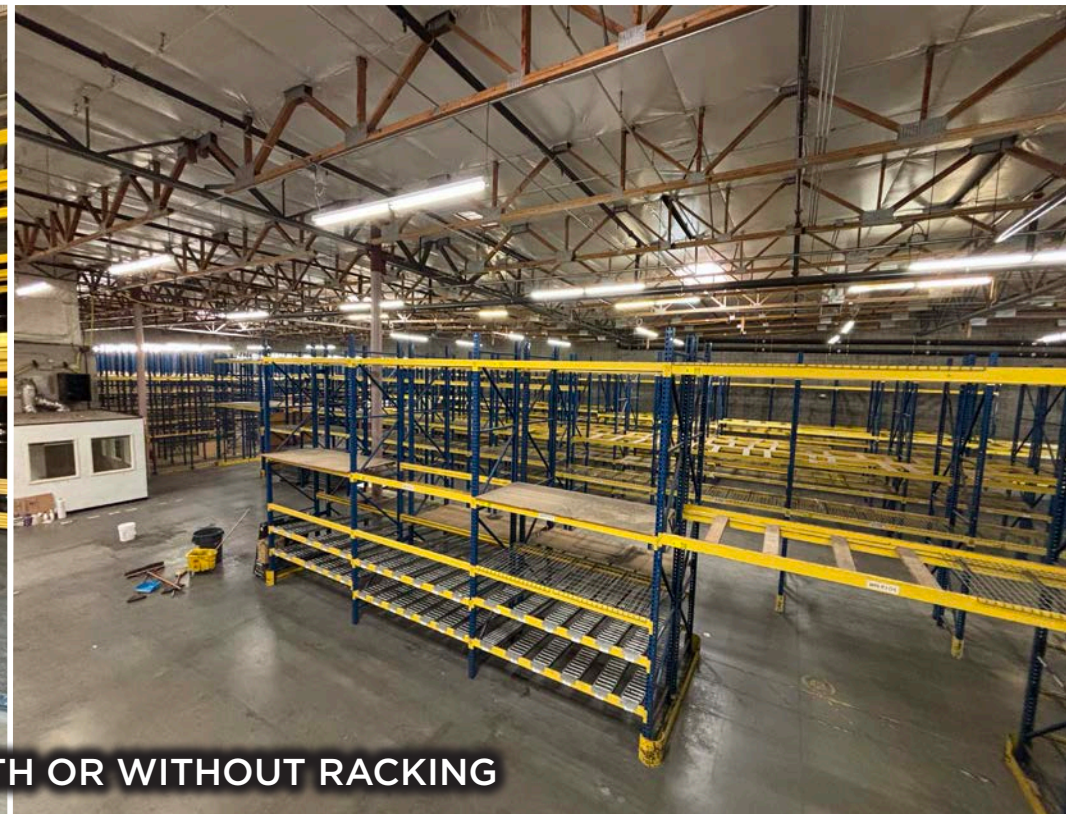
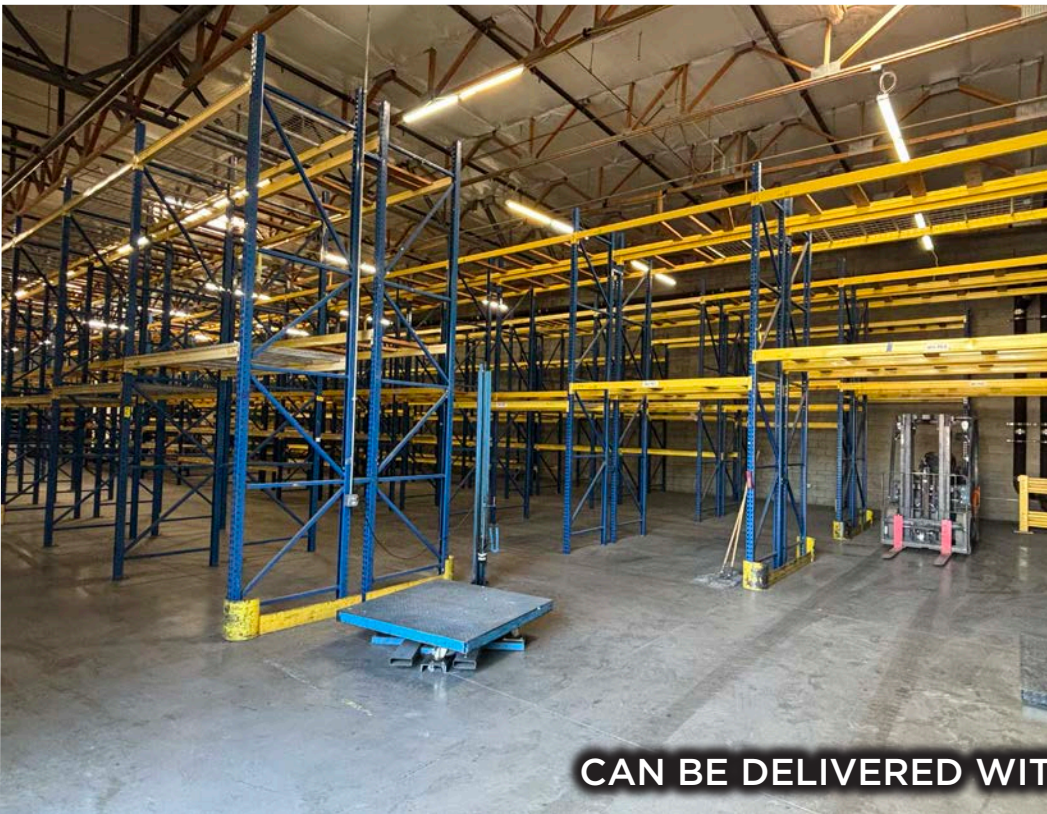


PROPERTY HIGHLIGHTS

- Available March 12th, 2026
- Clear height: 21' - 23'
- Power: 1200A, 120/208V, 3-Phase & 400A, 120/240V, 3-Phase (Buyer/Tenant to confirm)
- One (1) truckwell
- Four (4) grade level doors: two (12'x10'), one (10'x10'), one (8'x8')
- Drive-thru and large showroom for retail sales
- Fire sprinklers
- Swamp coolers in warehouse
- Skylights in warehouse
- Mezzanine
- Roof replaced in 2020
- Brand new paint and asphalt seal
- New electrical and plumbing in 2001
- Located in an Opportunity Zone
- Approximately 25% office/75% warehouse

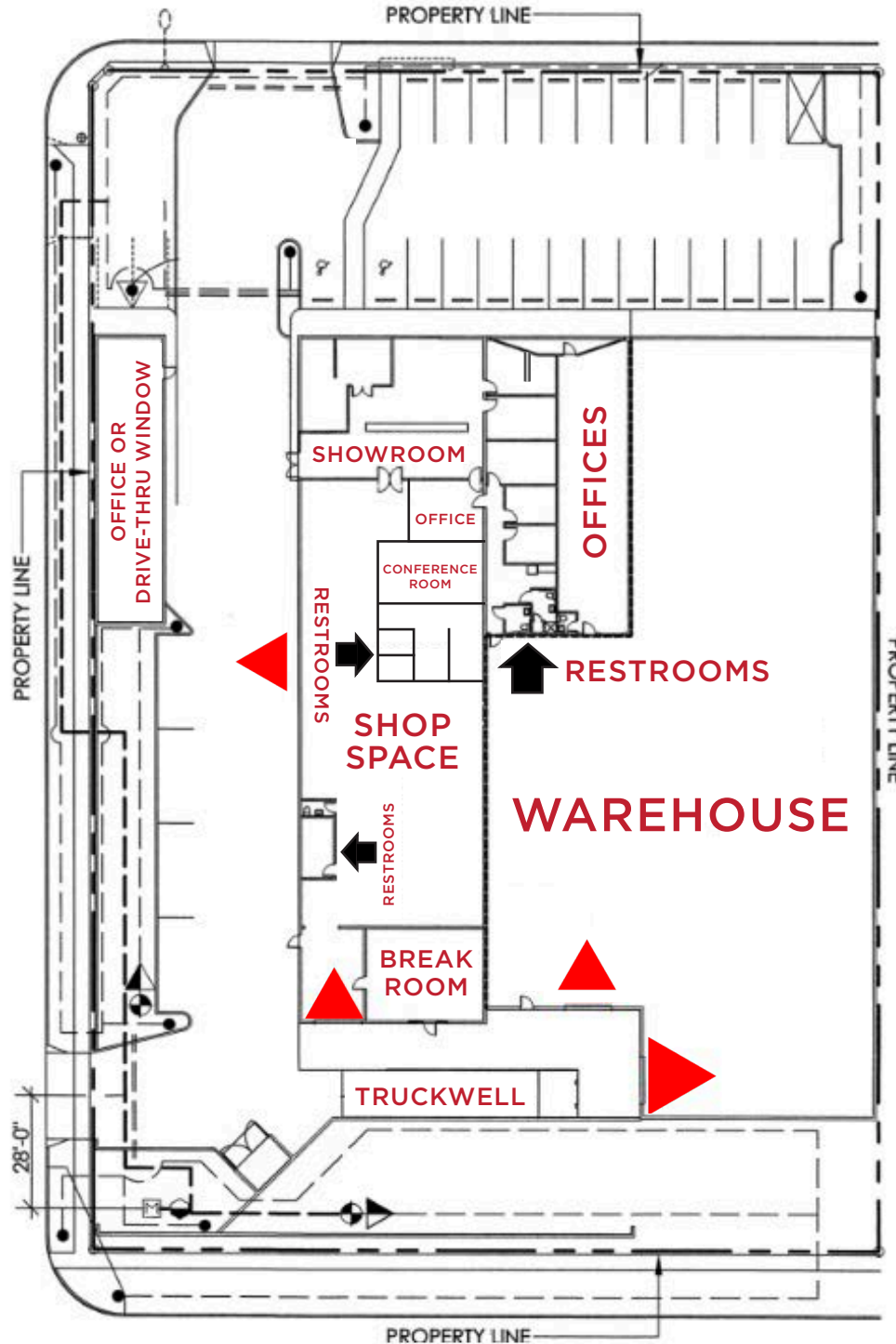


INTERIOR PHOTOS



FLOOR PLAN

 - GRADE LEVEL DOOR



AERIAL OVERVIEW



DOWNTOWN
PHOENIX

THE GOVERNER
(176 UNIT APT. COMPLEX)

SITE

E MCDOWELL RD | VPD: ±31,920



AERIAL OVERVIEW

MIDTOWN
PHOENIX

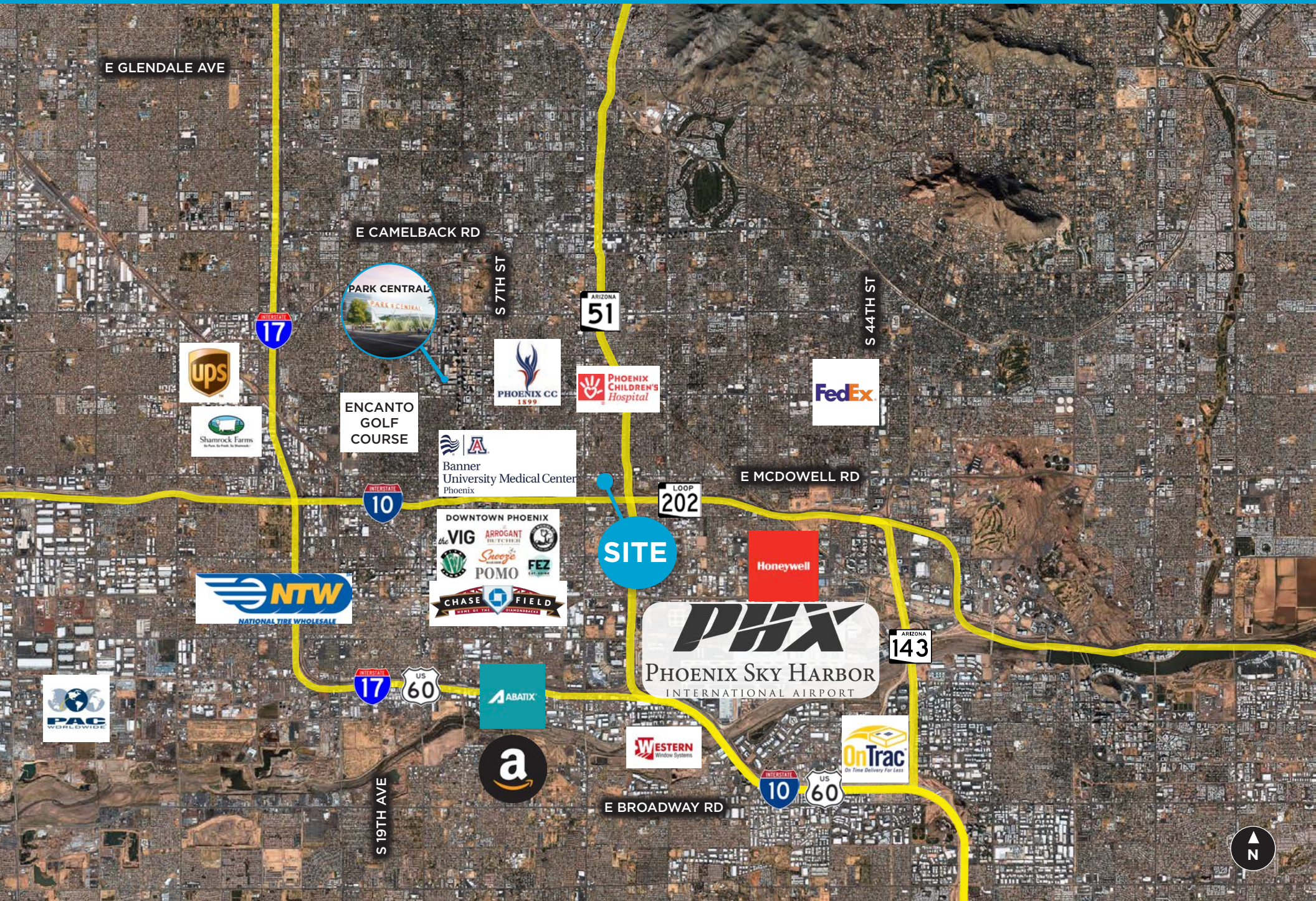


SITE

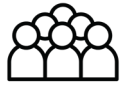
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INDUSTRIAL OVERVIEW



PHOENIX CITY OVERVIEW



1.6M +
TOTAL POPULATION



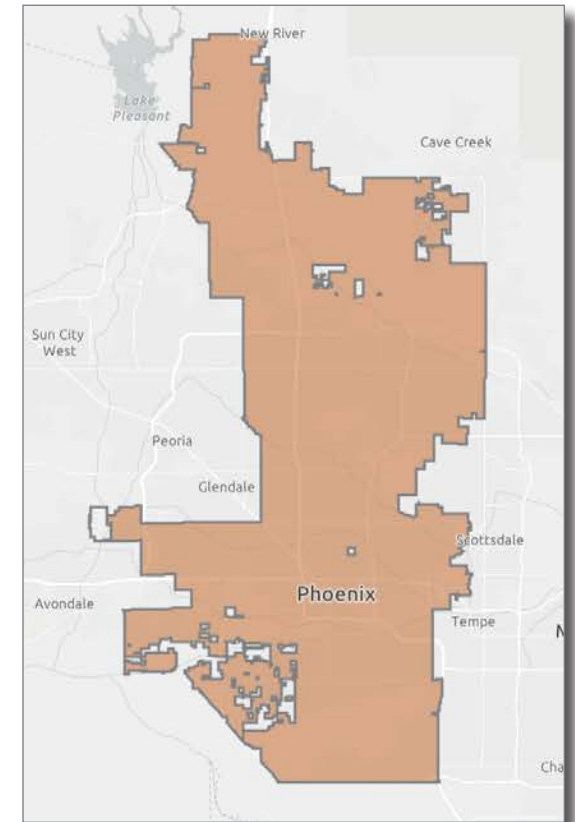
\$70K +
AVG HH INCOME

GROWING POPULATION

The City of Phoenix is a fast-paced and dynamic city with a welcoming attitude towards its residents and businesses. Phoenix is the 5th largest city in the United States, and currently houses more than 1.6M residents with the median age being 34 years old. The population grew 11.2% in between 2010-2020, and the city is still seeing businesses and families alike relocating to the city. Phoenix has plenty to offer its residents and visitors, including more than 185 golf courses, 10 luxurious resorts, the finest dining in the state, and more than 50 miles of hiking, biking, and horseback riding trails.

BUSINESS IN PHOENIX

There are currently close to 50,000 businesses in Phoenix and over 750,000 employees. Entertainment, travel, and apparel are the most popular business sectors residents spend their income on. Phoenix is home to corporate headquarters of five Fortune 500 companies: Avnet, Freeport-McMoRan, Republic Services, Magellan Health and Sprouts Farmers Market (2021).



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