

4645 WEST McDOWELL ROAD
PHOENIX, AZ

INDUSTRIAL SUITES AVAILABLE FOR LEASE



SUITE 101

- **±21,000 SF**

SUITE 102

- **±14,535 SF**



COMMERCIAL PROPERTIES INC.

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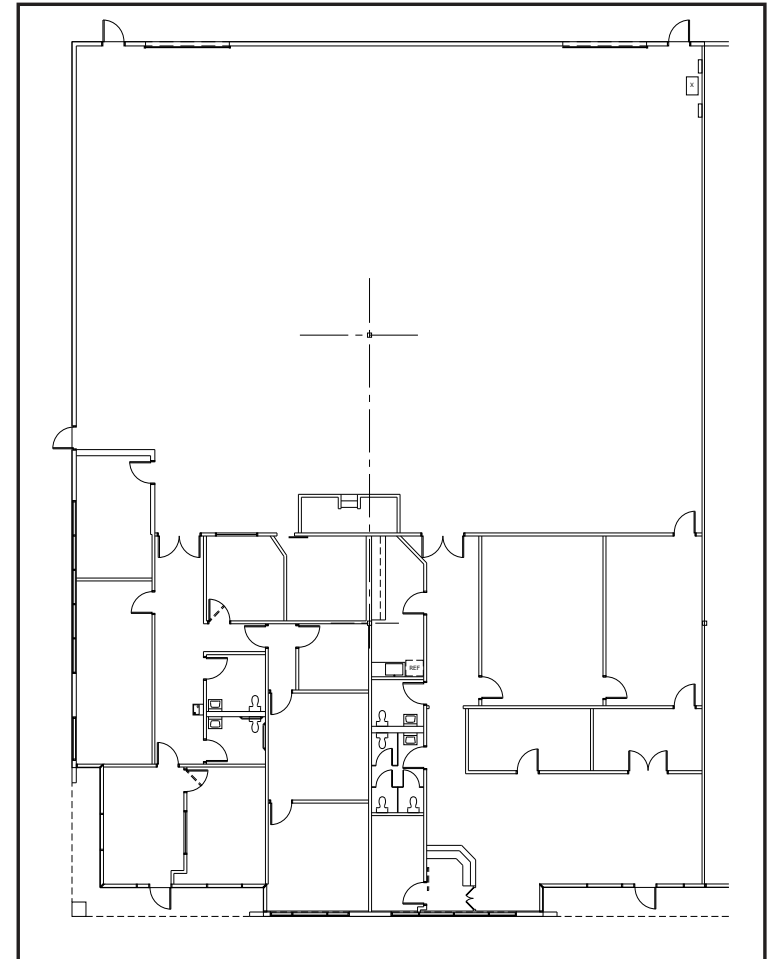
Project Highlights

Address	4645 W. McDowell Rd, Ste 102, Phoenix AZ
Cross Streets	McDowell & 43th Ave
APN/Parcel ID	103-34-019
Buildings Total Size	±73,560 SF
Frontage	McDowell Road

- **Suite 101**
 - ±21,000 SF
 - Available Nov 1, 2026
 - **Lease Rate: \$1.05 NNN**
- **Suite 102**
 - ±14,535 SF
 - Available Oct 1, 2026
 - **Lease Rate: \$1.10 NNN**

Property Features:

Location: Near McDowell and 51st
 Signage: Available on Building
 Clear Height: 24Ft
 Truck wells: 7
 Grade Level doors: 1
 Evap cooled warehouse
 Sprinklers: Yes



Map



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. Effective 03/16/21