



FOR SALE | OWNER/USER INDUSTRIAL BUILDING

**4830 S 38TH STREET**

PHOENIX, AZ 85040

# Property Overview

±30,920 SF

±16,200 SF OFFICE

±1.67 ACRE SITE

FULLY AIR-CONDITIONED WAREHOUSE

FENCED STORAGE YARD

62 PARKING SPACES

2.00/1,000 PARKING RATIO

±16' - 19' CLEAR HEIGHT

1600 AMPS (120/208, 3 PHASE)

(4) 12' X 12' GRADE LEVEL DOORS

DOUBLE TRUCKWELL

DOCK LEVELERS

MULTIPLE BATHROOMS WITH SHOWERS

EXISTING BASKETBALL / PICKLEBALL COURT

SINGLE OR MULTI-TENANT CAPABLE BUILDING

**ASKING PRICE: \$235/SF (\$7,266,200)**



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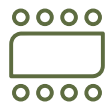
# Office Overview



PHOENIX, AZ 85040  
4830 S 38TH STREET



±16,200 SF  
OFFICE SPACE



CONFERENCE  
ROOMS



TRAINING  
ROOMS



MULTIPLE  
SHOWERS

# Warehouse Overview



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FULLY AIR-CONDITIONED WAREHOUSE

±16' - 19' CLEAR HEIGHT

1600 AMPS (120/208, 3 PHASE)

EXISTING BASKETBALL / PICKLEBALL COURT

SINGLE OR MULTI-TENANT CAPABLE BUILDING

# Photos



4830 S 38TH STREET | PHOENIX, AZ 85040



# Exterior Overview



830 S 38TH STREET | PHOENIX, AZ 85040



±1.67 ACRE SITE

FENCED STORAGE YARD

62 PARKING SPACES

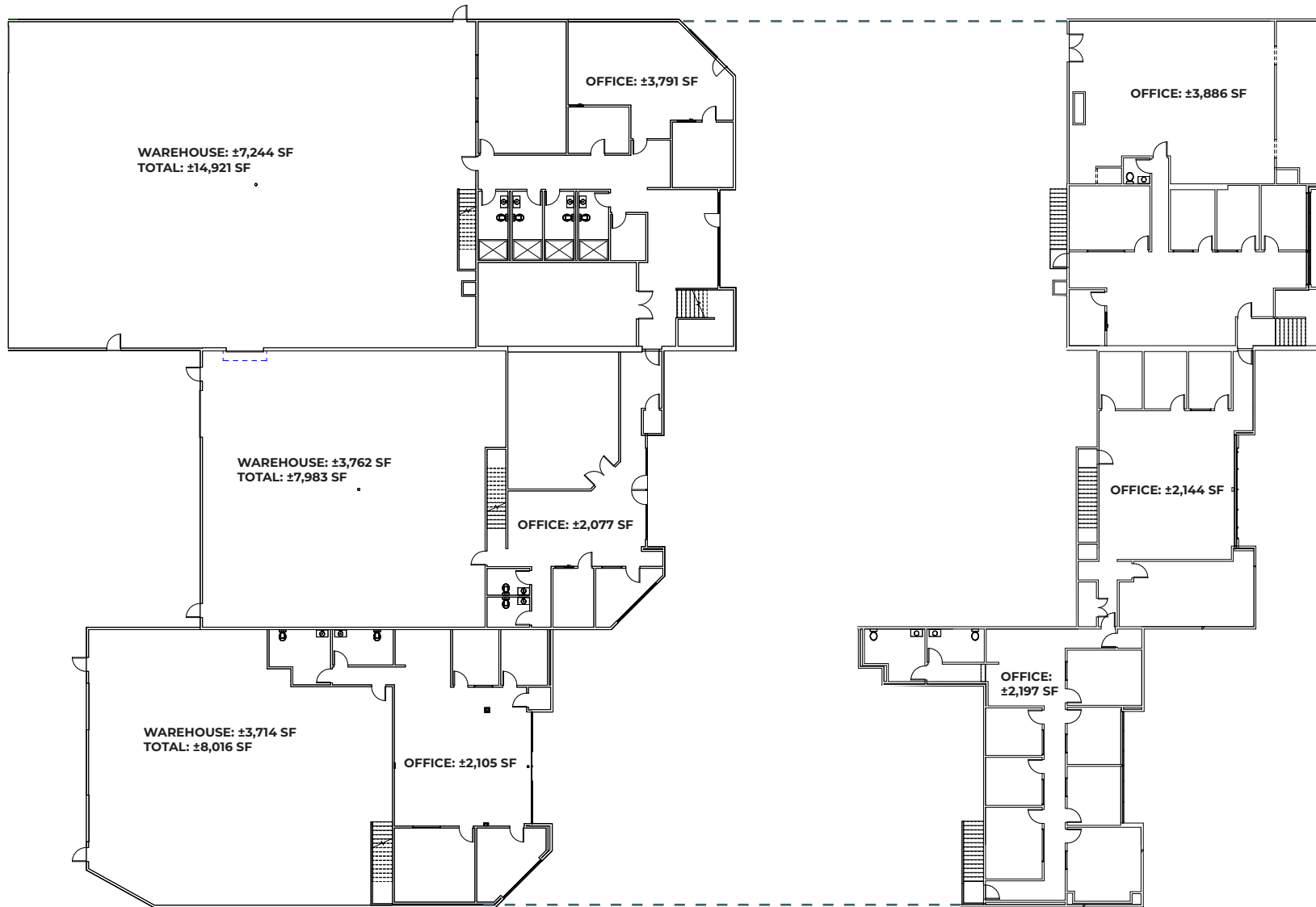
2.00/1,000 PARKING RATIO

(4) 12' X 12' GRADE LEVEL DOORS

DOUBLE TRUCKWELL

DOCK LEVELERS

# Floor Plan



FLOOR PLAN IS NOT FULLY CURRENT AND IS PROVIDED FOR REFERENCE PURPOSES ONLY.



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# Property Map



**4830 S 38TH STREET**

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Drury Inn & Suites  
Phoenix Airport  
Top rated

Little Miss  
BBQ-University

Print Pro

Arizona  
Fireplaces & BBQs

Autom Retail  
Store in Phoenix

Esteban Park Apartments

Solara Vista

The Farm at  
South Mountain

Plant Stand of Arizona

Legacy Golf Resort

South Mountain  
Community College

FAIRWAYS AT  
THE LEGACY

Raven Golf Club

PINES AT  
THE RAVEN

KNOELL GARDEN  
GROVES

WOODBRIAR

PATIO  
HOMES EAST

COTTON  
BUSINESS  
CENTER

BROADWAY  
ESTATES

SHERATON PARK

PARK SOUTH

ROESER PARK

COPPER LEAF  
MOUNTAIN

APACHE  
SOUTHSIDE  
HOMESITES

OVERALL PLACE

OKEMAH

RAYBURN ACRES

HOHOKAM  
BUSINESS PARK

RIVERPOINT

Salt River

Salt River

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Thank you

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