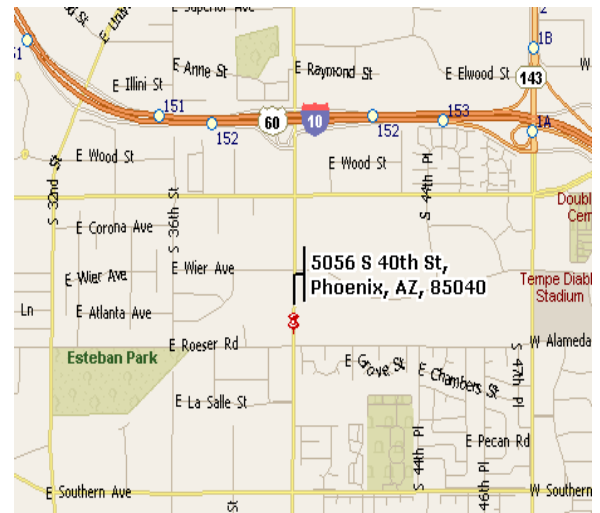


# AVAILABLE

**5056 South 40<sup>th</sup> Street**  
**4,600 Sq. Ft.**

## Features:

- Prime location minutes from Sky Harbor & Freeways
- 2,000 square feet of office/showroom area
- 100% HVAC space, including warehouse
- 40<sup>th</sup> Street frontage with Signage
- 18' Minimum clear height
- GCP Zoning, City of Phoenix
- Shared truckwells
- Fire sprinklers
- Excellent accessibility
- 200 amps, 120/208 volt 3 phase power
- **Competitive Gross Rental Rates**



**Arizona  
Industrial  
Properties**

5100 N. 40<sup>th</sup> Street  
Phoenix, Arizona 85018  
(602) 438-8000  
(602) 438-7940 fax  
[www.azindprop.com](http://www.azindprop.com)

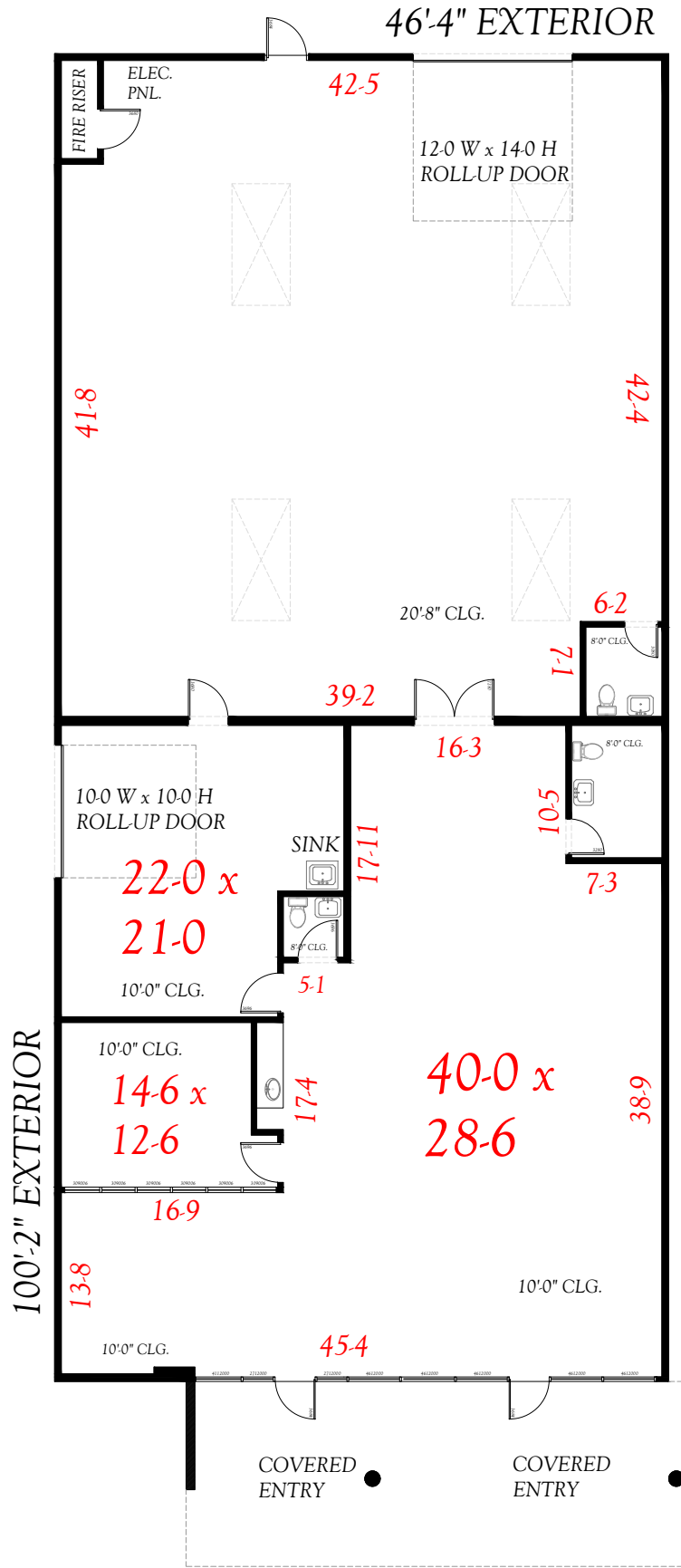
For More Information Contact:

**Randy S. Warner**  
**(602) 438-8000**

[randy@azindprop.com](mailto:randy@azindprop.com)

**No CAM's**

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TOTAL SF: 4,600

5056 S. 40th STREET  
Phoenix, Arizona 85040



Arizona  
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