

**4615 W.
MCDOWELL
ROAD**



Available For Sublease
± 39,636 SF Distribution / Manufacturing Facility

4615 W. McDowell Road, Phoenix, AZ

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MCDOWELL
ROAD

Property Features



± 146,497 SF Building
± 39,636 SF Available for Lease



± 2,400 SF Office



52' x 44' Column Spacing



Building Dimensions: 767' x 191'



30 Parking Spaces



ESFR Sprinklers



Nine (9) Dock-High Doors with
Levelers



130' Concrete Truck Court



Heavy Power: 800 Amps
277 / 480 V - SRP Electric



CP / GCP Zoning



One (1) Grade-Level Loading
Door



R-19 Insulation



Signage with I-10 Freeway
Visibility



32' Clear Height



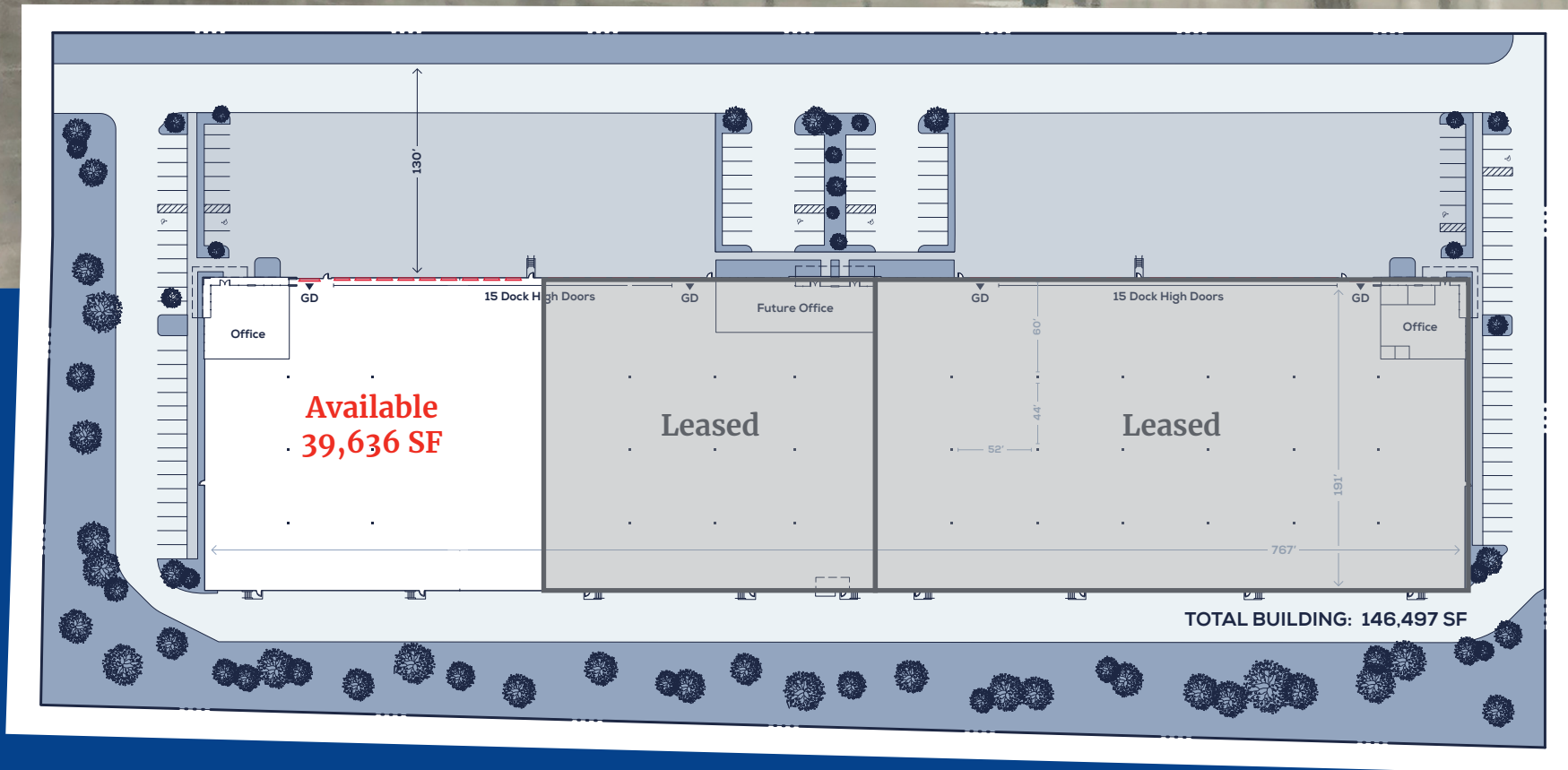
7" Floor Slab - 4,000 PSI



Sublease Expires 10/2029

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Site Plan



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