

Price Reduced!



**Click Here For
Aerial Video**

\$12,125,000 / \$175 PSF

Industrial Warehouse

4114 E Wood St | Phoenix, AZ 85060

**OWNER/USER OPPORTUNITY
AVAILABLE FOR SALE**

JEREMY STOUT

M 480.382.9123

JSTOUT@CPIAZ.COM

TYSON BREINHOLT

D 480.966.7513 | M 602.315.7131

TBREINHOLT@CPIAZ.COM

**±69,326 SF Freestanding
Building with New HVAC**



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

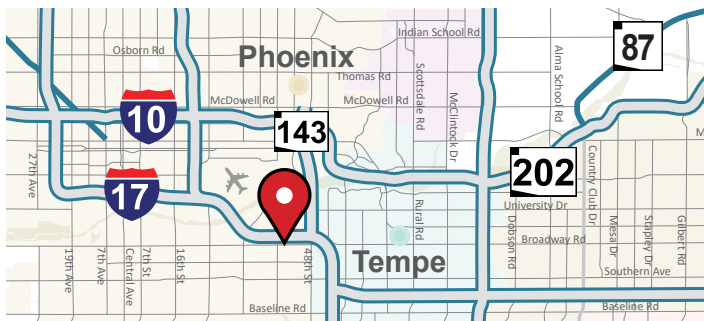
TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

AERIAL VIEW



PROPERTY SUMMARY

| | |
|---------------------|--|
| Property Type | Industrial Warehouse Owner/User Opportunity |
| Building Size | ±69,326 SF |
| Land Size | ±182,460 SF |
| Parcel # | 124-54-028C |
| Zoning | I-1, City of Phoenix |
| Parking | 82 Spaces |
| Truckwell | 1 |
| GL Doors | 7 |
| Clear Height | 16' |
| HVAC | 100% |
| Yard | ±21,000 SF Potential Yard |
| Heavy Power | 7,300 Amps / 277 |
| Sale Price | \$12,125,000.00 |
| Price Per SF | \$175.00 |



Industrial Warehouse For Sale

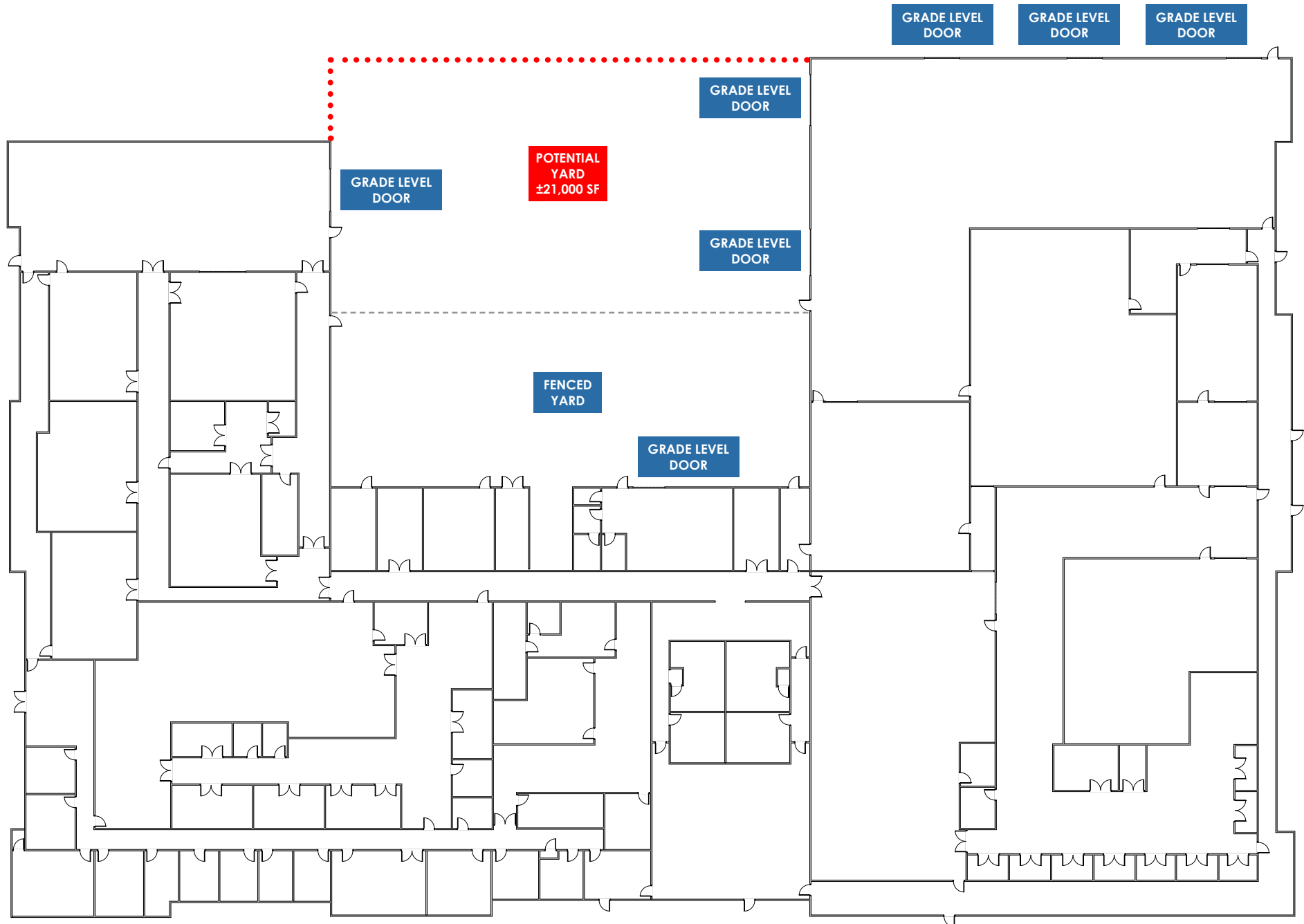
This property presents an exceptional owner-user purchase opportunity near Sky Harbor International Airport at **4114 E Wood St** in Phoenix, AZ.

Located in an Opportunity Zone, the building is currently used for manufacturing supplements (tablets, capsules, softgels, stickpacks), and features clean rooms, laboratory, drying rooms, packaging rooms, and warehouse space.

With well maintained HVAC and roof systems, this building offers peace of mind and reduced maintenance costs for years to come. Enjoy unparalleled visibility from the I-10 freeway eastbound, ensuring maximum exposure for your business. Ample parking accommodates employees and visitors with ease. The expansive loading and yard area provides flexibility for a variety of industrial uses, while two convenient ingress/egress points on E Wood St facilitate smooth traffic flow.

Capitalize on this rare chance to acquire a turnkey property with modern infrastructure and a highly desirable location.

FLOOR PLAN



INDUSTRIAL INTERIOR PHOTOS



OFFICE INTERIOR PHOTOS



MULTIPLE LOADING OPTIONS



PROMINENT I-10 FRONTAGE



AREA MAP

