



Sonoran Junction

4845 - 4855 W. McDowell Road, Phoenix, AZ

BROKER CONTACTS

Leasing Brochure



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Sonoran Junction

4845 - 4855 W. MCDOWELL ROAD, PHOENIX, AZ



PROPERTY FEATURES

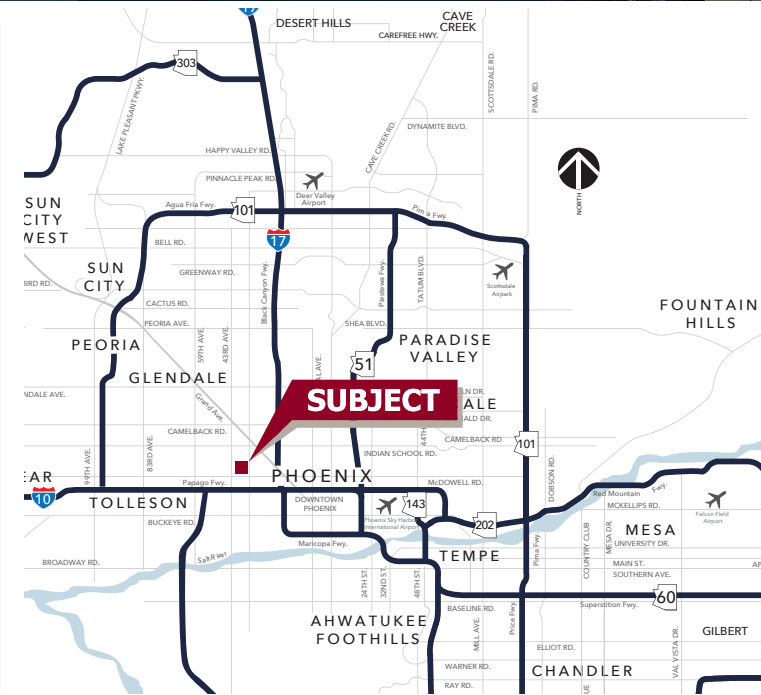
 **2007**
Year Built

 **Sprinkler**
Fire Protection

 **156**
Parking Spaces

 **±79,944**
Square Feet

- 79,944 Total Building Area
- 5.13 Acres
- 20' Clear Height
- 12'x14' Grade Level Loading
- Two (2) Common Double Truckwells
- Zoned CP-GCP, City of Phoenix
- Suites Range 2,710 – 6,446 SF
- 156 Parking Spaces
- 120/208V 3 Phase Power
- Ingress/ Egress on McDowell Rd., 48th Dr. and Brill Street



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AVAILABLE UNITS

Building	STE	SF	Office SF
4845	40A	2,710	±20%
4855	130-140B	6,446	±15%



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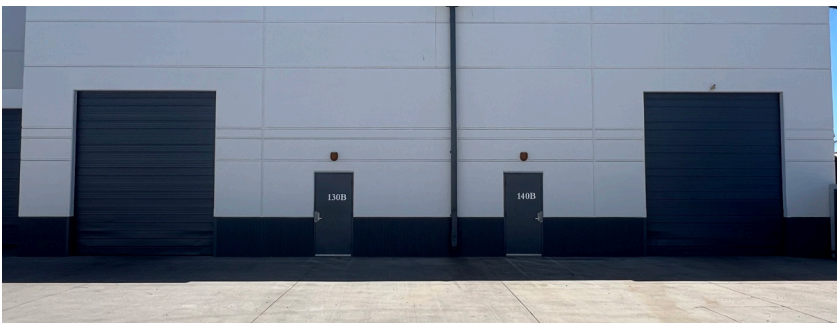


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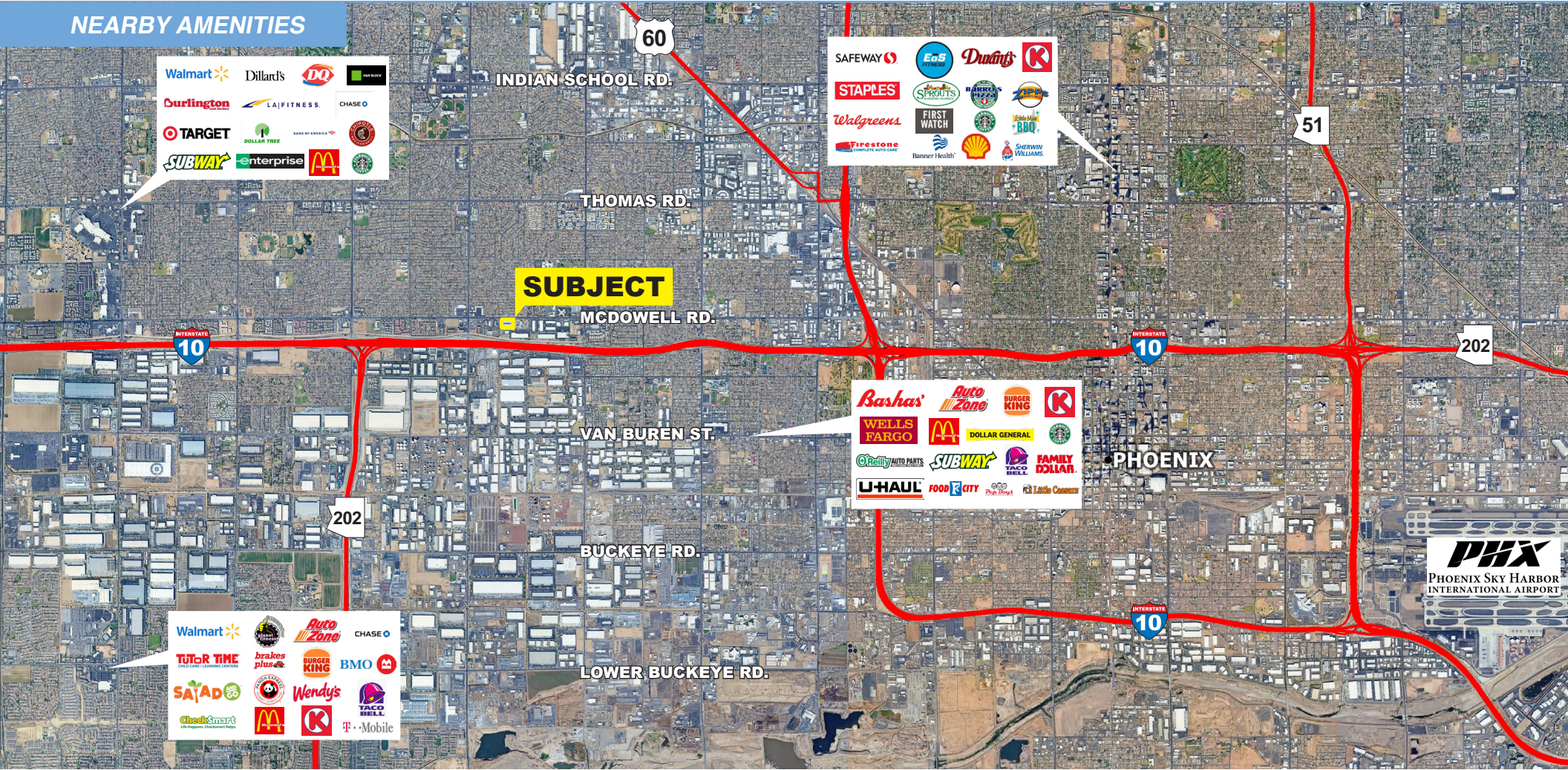
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NEARBY AMENITIES



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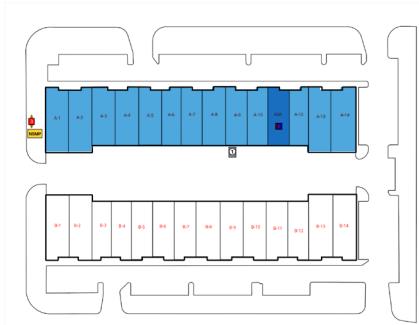
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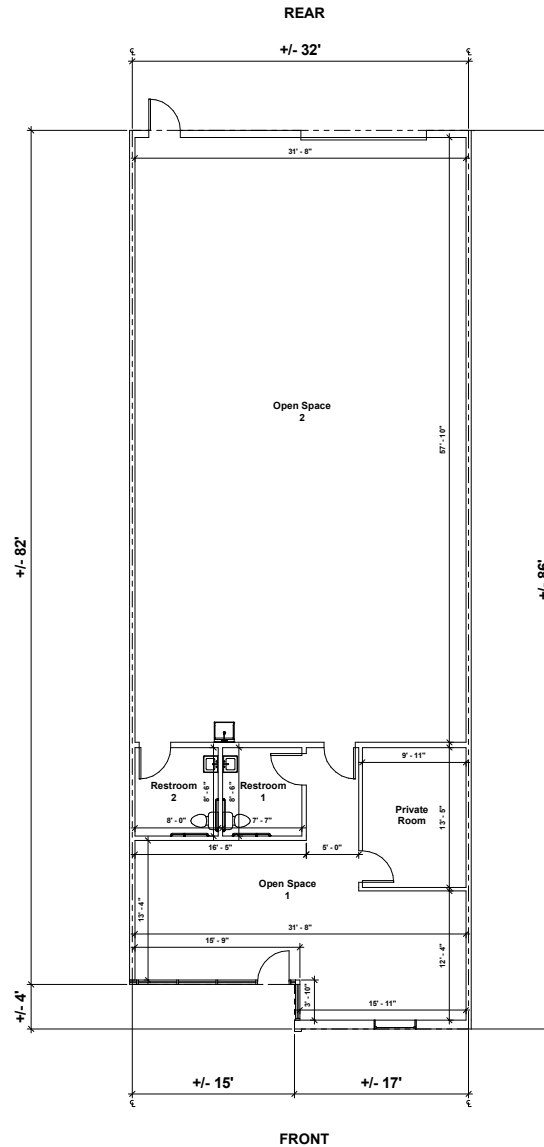
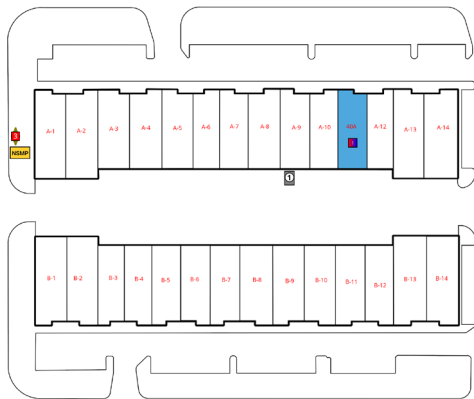
Sonoran Junction

\$x.xx Asking Rate

Site Plan Key



Building Plan Key



4845 W. McDowell Road | Suite #40A

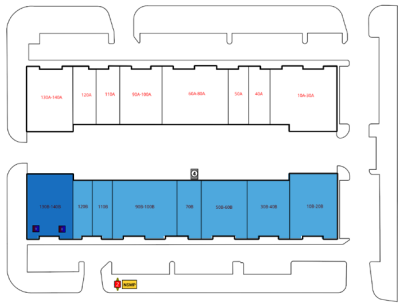
Size	2,710 SF
Office SF	Approx. 20%
Clear Height	20'
HVAC	EVAP Cooling
Power	225 Amps, 120/208V, 3Phase
GL / DL	One (1) 12' x 14' Door / Common Truckwell



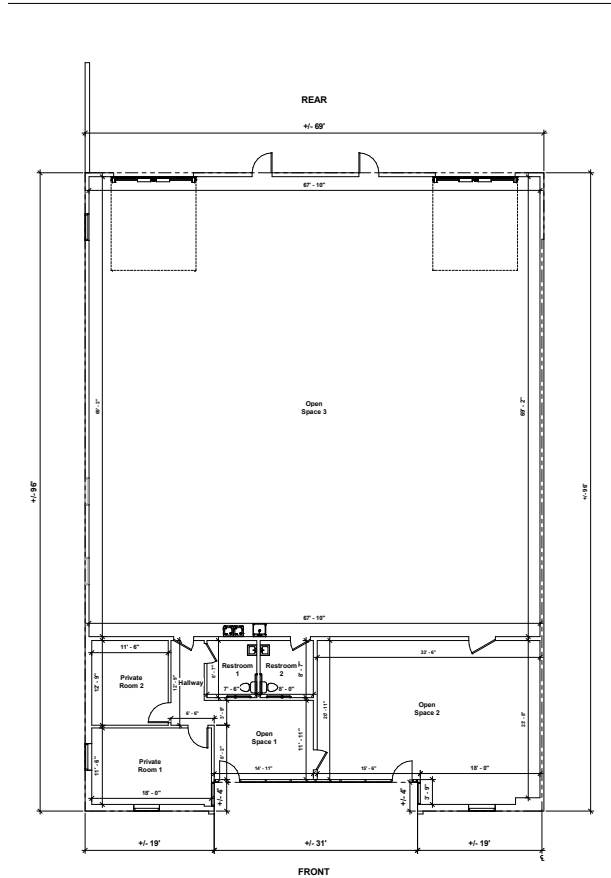
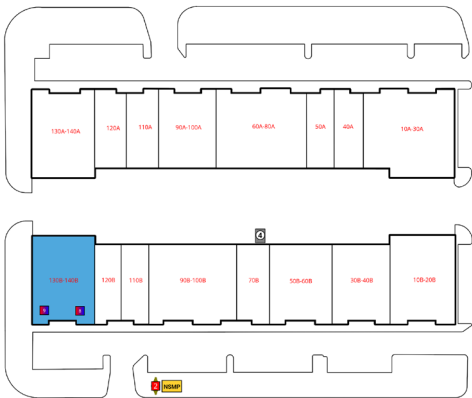
Sonoran Junction

\$x.xx Asking Rate

Site Plan Key



Building Plan Key



4855 W. McDowell Road | Suite #130-140A

Size 6,446 SF

Office SF Approx. 15%

Clear Height 20'

HVAC EVAP Cooling

Power 225 Amps, 120/208V, 3Phase

GL / DL Two (2) 12'x14' Doors / Common Truckwell

