

±12,120 SF - 34,120 SF INDUSTRIAL SPACE AVAILABLE FOR PURCHASE OR LEASE  
FREE-STANDING INDUSTRIAL MANUFACTURING/DISTRIBUTION BUILDING  
AVAILABLE SUMMER/2026 | CALL BROKER FOR PRICING



PERFECT FIT FOR A MANUFACTURING USER

Mark Wilcke

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**NAI**Horizon

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

2944 N 44th St, Suite 200 Phoenix, AZ 85018  
602 955 4000 | [naihorizon.com](http://naihorizon.com)

# Property Overview



## 34,120 SF

Total Property SF

## 3.14 AC

Site Size

## A-1, City of Phoenix

Zoning

### Property Highlights

- Close proximity to I-10 & 202 freeways
- Located close to Desert Sky Mall and other amenities
- Additional Yard Space for Storage
- Property can be demised with three options for Lease or sale

Demographics	1 Mile	3 Miles	5 Miles
Median Age	28.6	29.0	29.9
Population	6,561	117,886	352,987
Average HH Income	\$79,252	\$84,660	\$86,740

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# Option 1: Lease/Sale

Address	6743 W. Farmer Rd & 40 S 69th Ave Phoenix, 85043
Available For Purchase or Lease	Call Broker For Pricing
Construction	Masonry
Available SF	±34,120 SF
Office SF	±2,000 SF
Lot Size	3.14 Acres   136,976 SF
Power Supplier	SRP
Water	City Of Phoenix, 2 Inch
Zoning	A-1, City of Phoenix
APN#	104-09-049 & 104-09-050



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# Option 2: Lease/Sale

Address	6743 W. Farmer Rd Phoenix, 85043
Available For Purchase or Lease	Call Broker For Pricing
Construction	Walls: Block Floor: 6 In. Concrete Roof: Steel
Available SF	±22,000 SF
Office SF	±2,000 SF
Lot Size	1.14 Acres
Cooling	(1) 5 Ton Heat Pump (7) Evaporative Coolers
Clear Height	±18 FT
Electricity	1,200 Amps 277/480
Power Supplier	SRP
Water	City Of Phoenix, 2 Inch
Lot Size	±49,810 SF
Zoning	A-1, City of Phoenix
APN#	104-09-049



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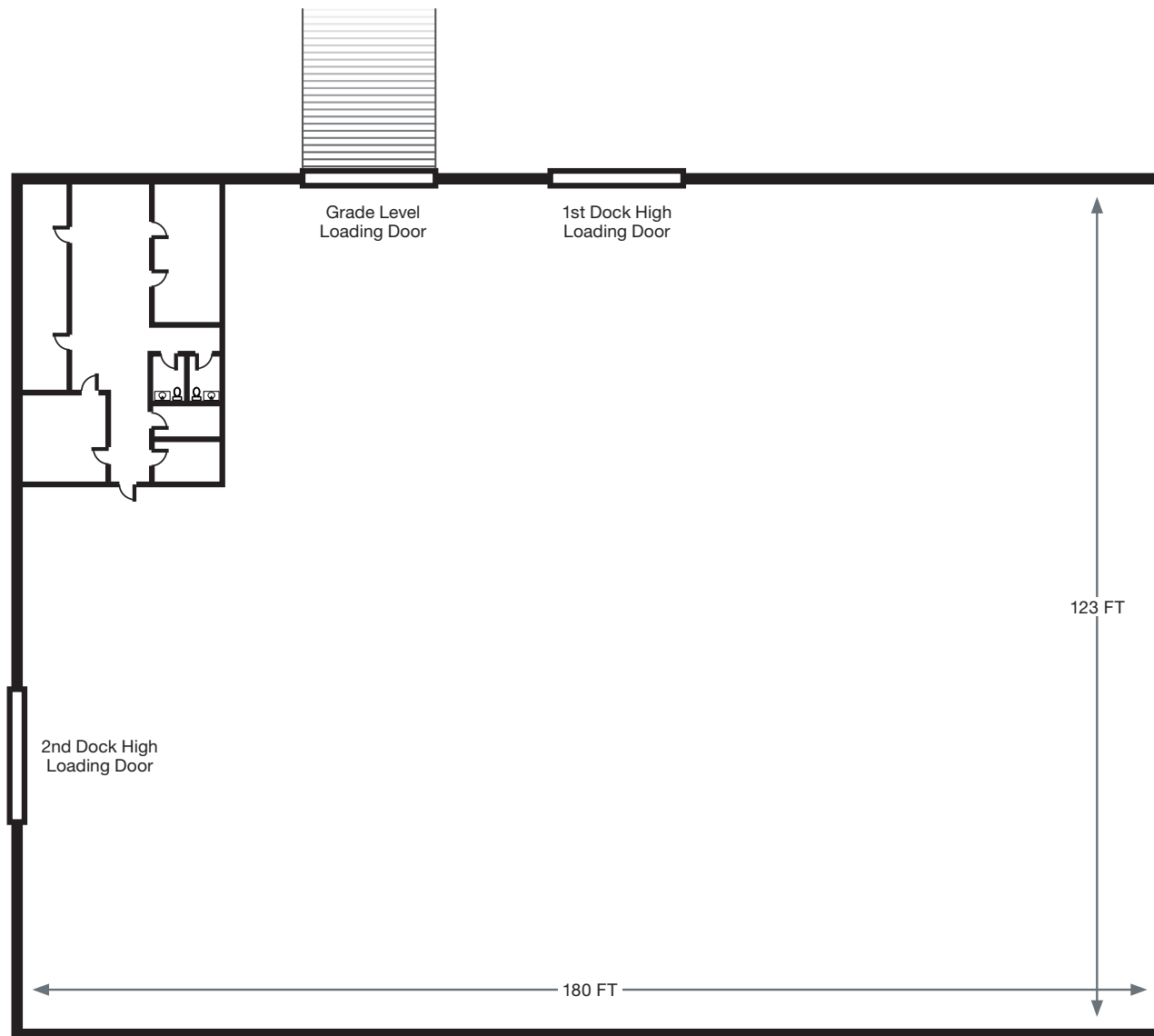
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# Option 2: Floor Plan



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# Option 3: Sale

Address	40 S 69th Ave Phoenix, 85043
Available For Purchase	Call Broker For Pricing
Construction	Masonry 3 Drive Ins 1 Truck Wells
Available SF	±12,120 SF
Office SF	±1,500 SF
Lot Size	2 Acres   87,120 SF
Parking	0.5/1000 SF, Surface Parking
Clear Height	±18 FT
Electricity	1,100 amps at 277/480 Volts
Power Supplier	SRP
Water	City Of Phoenix, 2 Inch
Zoning	A-1, City of Phoenix
APN#	104-09-050



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