

# FOR SUBLEASE ±72,202 SF

ASKING RATE \$0.49 NNN & IMMEDIATE OCCUPANCY



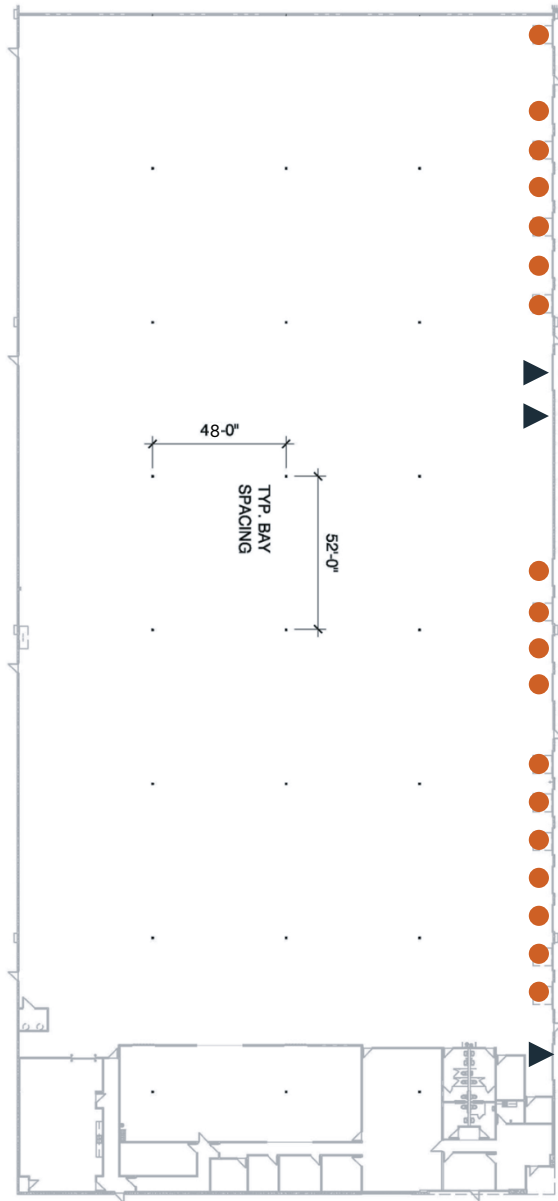
**4703** W BRILL STREET

PHOENIX, AZ 85043

**CBRE**

# 4703 W BRILL STREET

- DOCK HIGH DOORS
- ▲ GRADE LEVEL DOORS



SITE PLAN NOT TO SCALE,  
ALL MEASUREMENTS ARE  
APPROXIMATE



±72,202 SF



±9,200 SF OFFICE/  
SHOWROOM/CLIMATE  
CONTROLLED STORAGE



±28' CLEAR HEIGHT



±800 AMPS POWER  
277/480V 3 PHASE



EVAP COOLED  
WAREHOUSE



FENCED & SECURE  
EXTERIOR STORAGE AREA

LEASE EXPIRATION: 1/31/2027

(18) DOCK HIGH DOORS

(3) GRADE LEVEL DOORS

(5) EDGE OF DOCK LEVELERS

(9) PIT LEVELERS

±48' X ±52' COLUMN SPACING

A-1 ZONING





IMMEDIATE ACCESS TO I-10 FREEWAY



QUICK ACCESS TO THE LOOP 202 & I-17 FREEWAY



15 MINUTES TO PHOENIX SKY HARBOR AIRPORT



NUMEROUS RETAIL AMENITIES WITHIN 5 MILES



4703  
W BRILL  
STREET



LIVING SPACES



NOT TO SCALE, ALL MEASUREMENTS ARE APPROXIMATE



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PHOENIX, AZ 85043

**DEMOGRAPHICS**

**WITHIN A 10 MILE RADIUS**



**1,339,892** POPULATION



**37,712** BUISNESSES



**\$69,426** MEDIAN HOUSEHOLD INCOME



**33.2** MEDIAN AGE

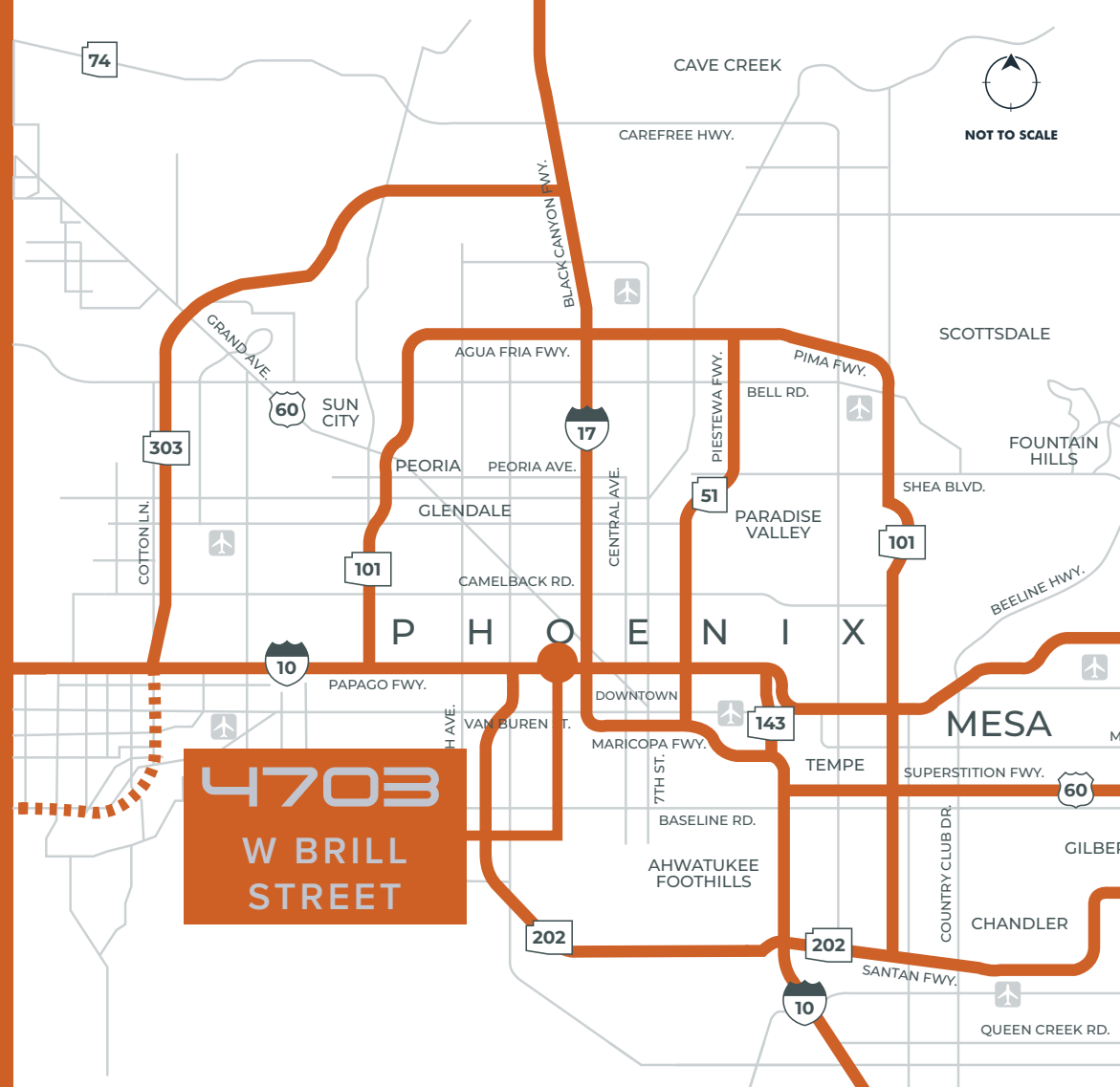


**19.2%** SOME COLLEGE



**23.8%** BACHELOR'S OR HIGHER

SOURCE: ESRI, 2024



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