

# FOR LEASE ±56,720 SF

## FREESTANDING INFILL INDUSTRIAL BUILDING



# 4940 W. LOWER BUCKEYE

PHOENIX, AZ 85043

Exclusively presented by:

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**CBRE**

# THE OVERVIEW



**±56,720**  
Total square feet



**±7,387**  
Office square feet



**30.8' & 50'**  
Clear heights



**6 CRANES\***  
2 ea: 10, 20, 30 ton



**POWER**  
SRP | 1600A 277-480v



**100%**  
Air-conditioned



**YARD**  
Secure, fenced, lit



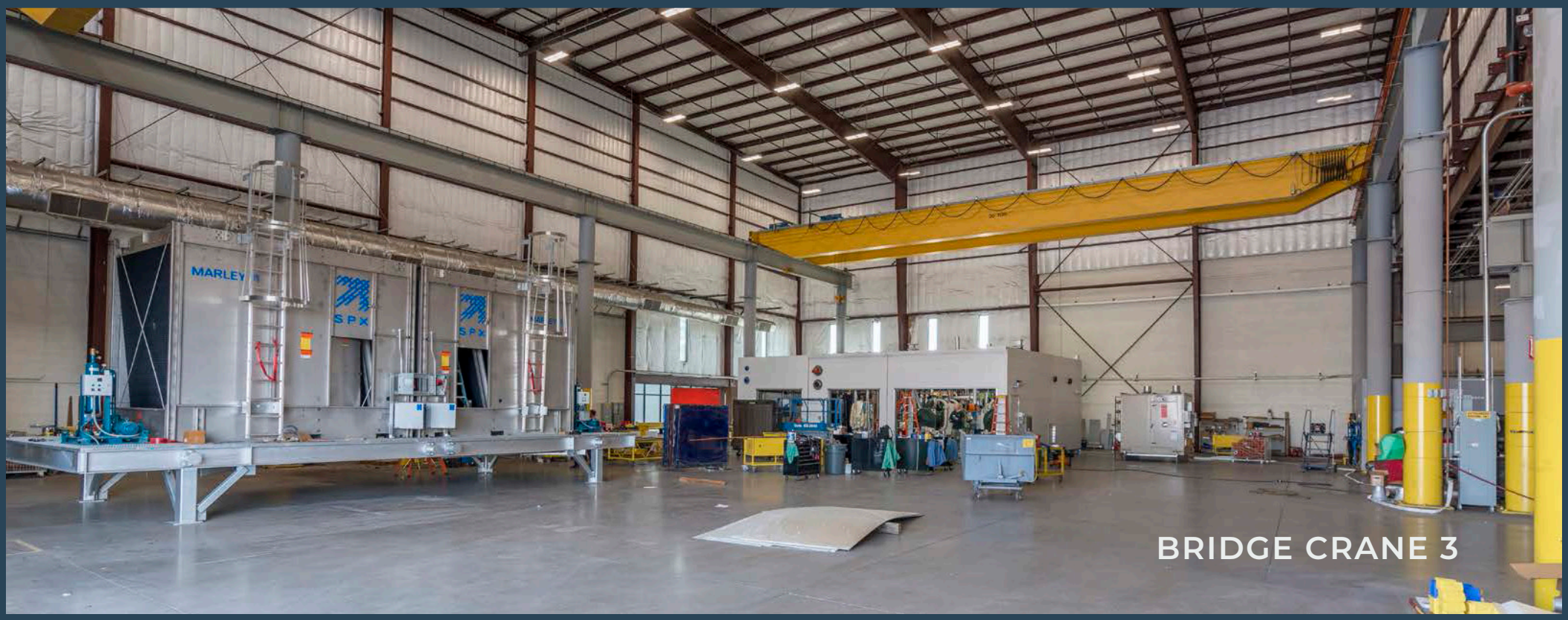
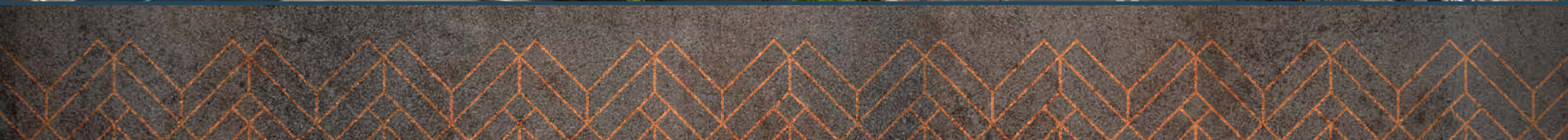
**4 POINTS**  
Ingress/egress

## 4940 W. LOWER BUCKEYE ROAD

Well positioned on ±3.65 acres in the center of Metro Phoenix, this industrial building offers time-tested Class-A design with durable functionality that is attractive across numerous business sectors. With features such as a **clear span warehouse, heavy power, ESFR sprinklers, 100% HVAC, fully-fenced concrete truck court, dock and grade loading, and masonry and steel construction**, this building is a superior option for the most discerning tenants.

\*Cranes subject to availability.



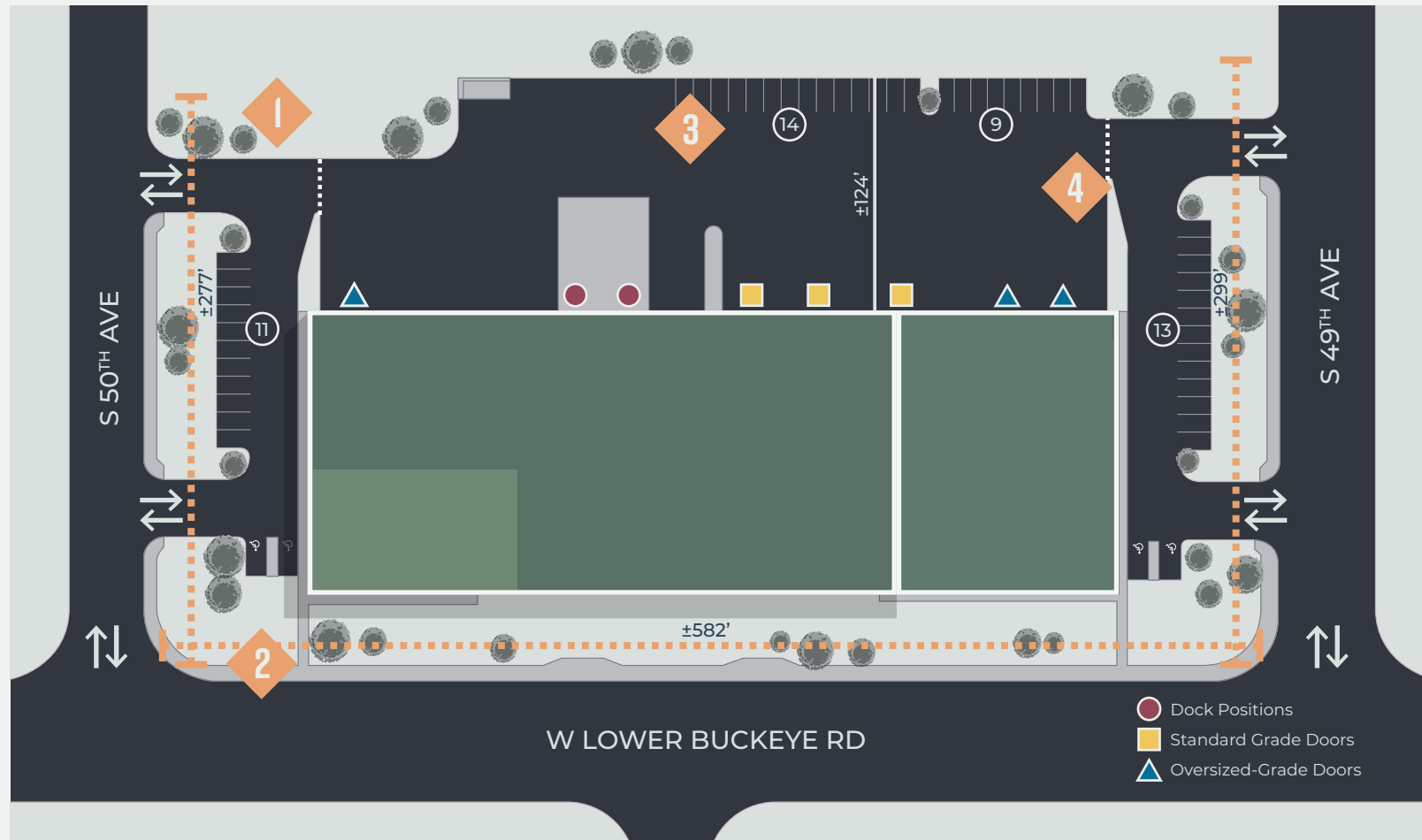


BRIDGE CRANE 3



# THE SITE

## CENTRAL PHOENIX INFILL



1

### ±3.65 ACRES

Zoned A-1 | Light Industrial  
City of Phoenix  
(Lot Size ±582' x ±299')

2

### ±582' FRONTAGE

Nearly 600' of frontage  
on Lower Buckeye Road  
w/2 points of ingress/egress

3

### PARKING

51 Total Parking Spaces:  
23 secure, 24 open, and  
4 handicap

4

### FENCED YARD

Fenced yard with security  
gates, lighting, and ±124' deep  
concrete truck court

±56,720 SF

## OFFICE

±7,387 SF office with 9 private offices, 3 conferences rooms, kitchen/ break room, training room, and 4 restrooms (2 for office, 2 for warehouse)

2

# LOADING

2 - 12'x14' Truckwell Doors  
3 - 12'x14' Grade-level Doors  
2 - 14'x20' Oversized Doors  
1 - 25'x25' Oversized Door

3

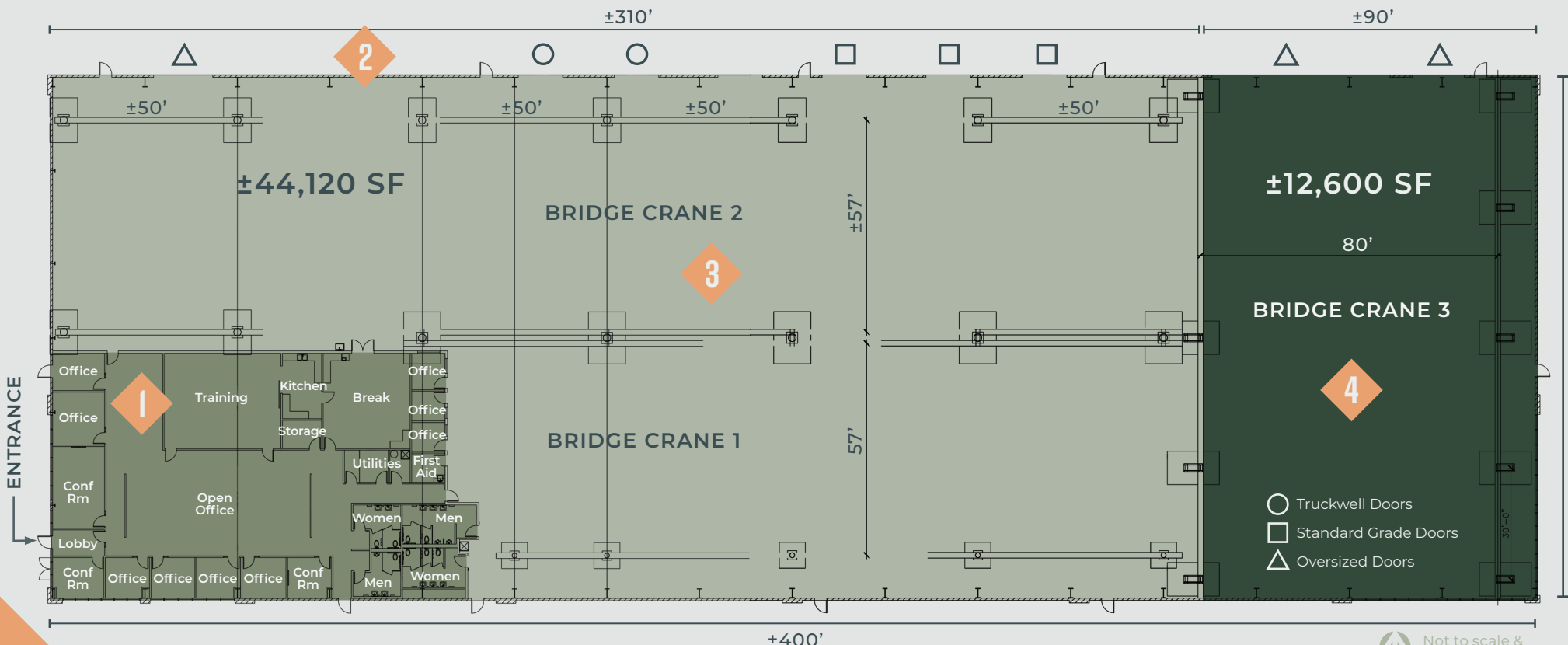
**±30.8' Clear**

±44,120 SF warehouse with  
±57x±50 column spacing,  
2 bridge cranes (*includes  
truckwell, grade, and  
1 oversized door*)

4

**±50' Clear**

±12,600 SF clear span  
warehouse with no columns,  
1 bridge crane (*includes  
14'x20' and 25'x25'  
oversized doors*)



# THE NEIGHBORS

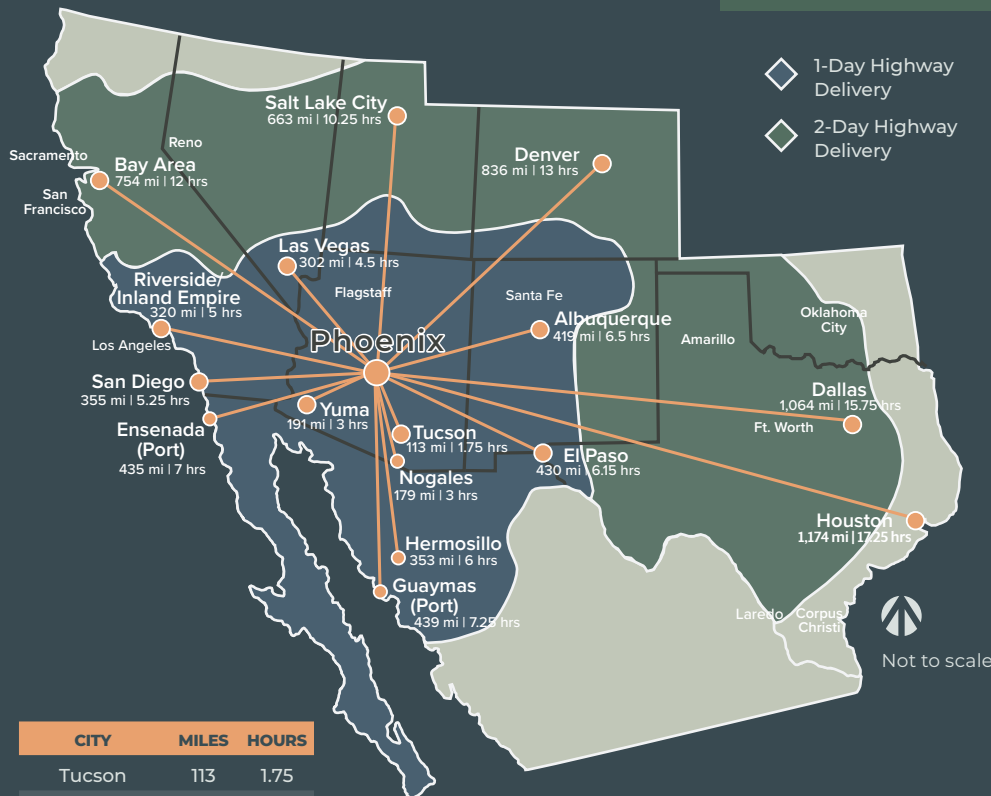
## NORTHWEST & NORTHEAST





# THE LOCATION

**4940 W LOWER BUCKEYE** is located three minutes from Loop 202 and I-10, and less than six hours from the ports of Long Beach and Los Angeles. San Diego, Los Angeles, Las Vegas, Tucson, Albuquerque, El Paso, and the Mariposa Port of Entry are all within a one-day truck drive. **Shipping costs from Greater Phoenix to California are up to 75% lower than other west markets.**



CITY	MILES	HOURS
Tucson	113	1.75
Las Vegas	302	4.5
Inland Empire	320	5
San Diego	355	5.25
El Paso	430	6.15
Albuquerque	419	6.5
Salt Lake City	663	10.25
Bay Area	754	12.00
Dallas	1,064	15.75
Houston	1,174	17.25

## HIGHWAY TRAVEL TIMES FROM PHOENIX



**4940 W LOWER BUCKEYE RD**



\*19 minutes to  
SKY HARBOR INT'L AIRPORT



\*20 minutes to  
GLENDALE MUNICIPAL AIRPORT



\*21 minutes to  
PHOENIX-GOODYEAR AIRPORT



\*27 minutes to  
LUKE AIR FORCE BASE



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# THE CONTACTS

