



FOR SALE OR LEASE

Van Buren St

±164,055 SF Manufacturing or Distribution Center

3865 West Van Buren Street, Phoenix, AZ

Rob Martensen, SIOR, CCIM

Vice Chair
+1 602 222 5082
rob.martensen@colliers.com

Sam Jones

Associate Vice President
+1 602 222 5146
sam.jones@colliers.com



Reywest Industrial Center

3865 W. VAN BUREN ST, PHOENIX, AZ

Investment/Owner/User Opportunity

±164,055 SF Manufacturing or Distribution Building -
Single Tenant

±5,460 SF Office

Industrial District zoning allows for intensive use of property including manufacturing, warehouse, and distribution.

Owner will consider all deal structures including a lease, lease with a purchase option or an outright sale.



Property Highlights



7.81 Acre Parcel



100% HVAC - Temperature Control to 72-75 Degrees



Natural Gas provided by Southwest Gas



Typical Column Spacing: 40' x 50'



Nine (9) Dock Doors, with Significant Dock Amenities
Three (3) Oversized Grade-Level Doors (2 - 14' / 1 - 12')
One (1) Regular Sized Grade-Level Door



Significant Dock Packages
8 Forklift Charging Stations
Pit Levelers
Dock Lights / Dock Curtains / Dock Locks



Approximately 22' to 24' Clear Height

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Property Highlights



Slab Thickness - 6" Reinforced



ESFR Sprinklers



Parking: $\pm 1.31/1,000$ SF (221 Surface Parking Spaces)



Potential hazardous materials storage area



Air compressor / airlines throughout space



Two (2) trash compactors



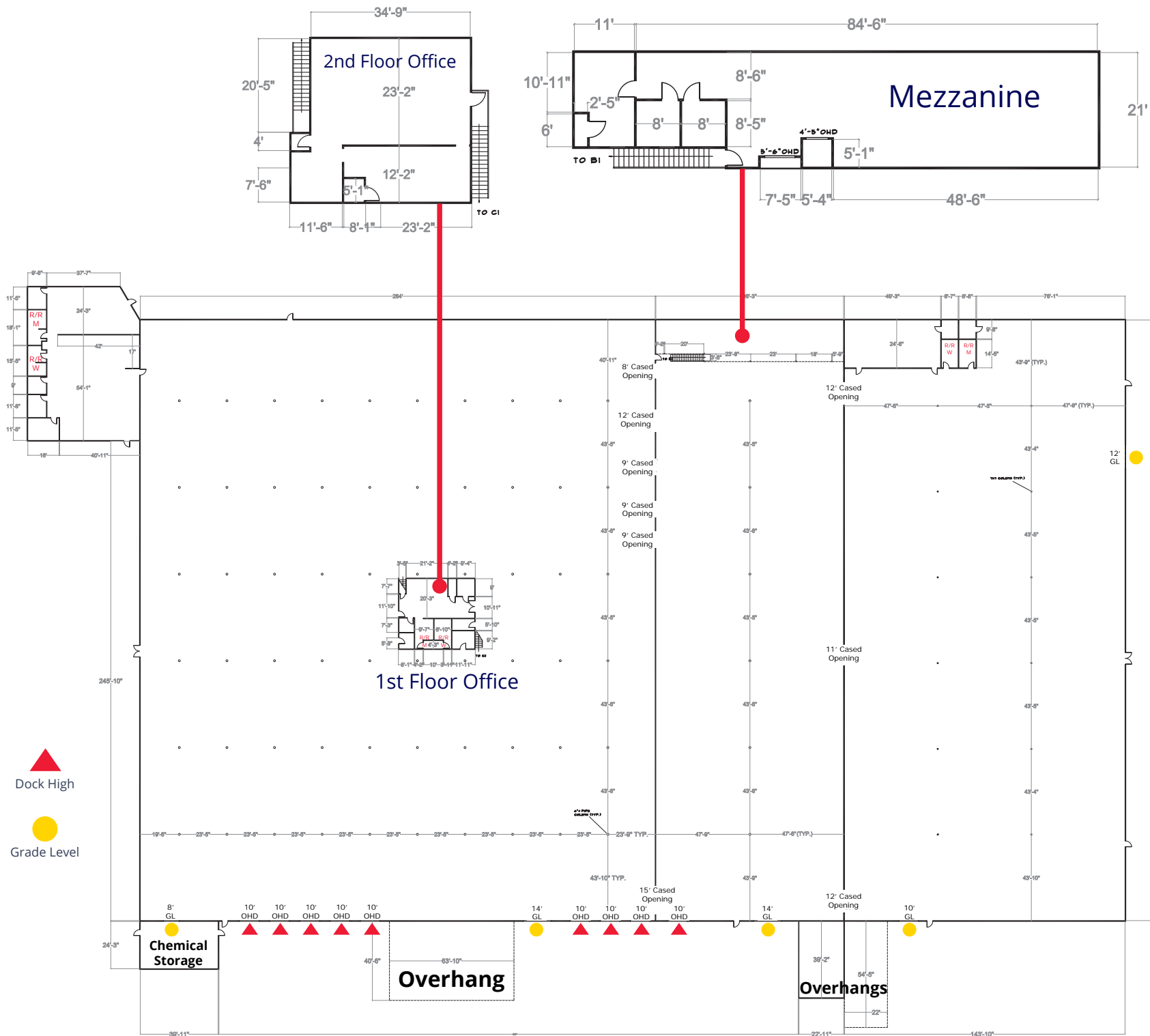
Majority of property is secured by Block Wall and Wrought Iron Fence



3,000 Amps; 277v 3p 4w



A-2 Industrial District Zoning, City of Phoenix



Floorplan

±164,055
square feet



VAN BUREN STREET

Additional Parking

MEZZANINE

N

NOT TO
SCALE

Additional Parking

Chemical
Storage

Overhang

Overhangs

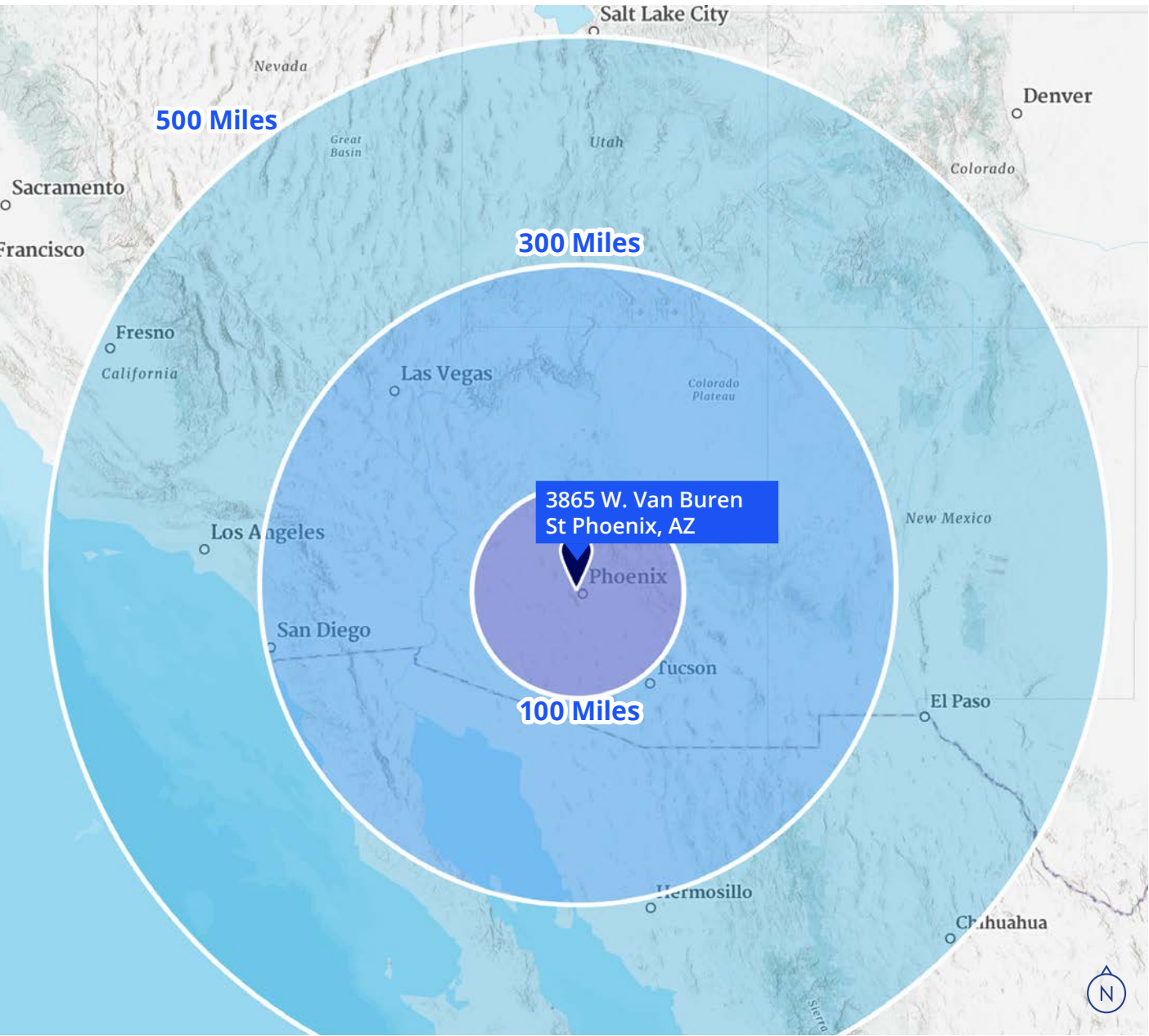
SLIDING GATE

BARRIER GATE

39TH AVENUE

ADAMS STREET

Driving Distance Map



Local Driving Distances

US 60	4 miles	8 Mins
I-10 Fwy	1.5 miles	3 Mins
Phoenix Sky Harbor Int'l Airport	10 miles	12 Mins
Loop 101	8 Miles	10 Mins
Loop 202	3 Miles	8 Mins
Downtown	4 Miles	8 Mins



Longer Driving Distances

Ports of Los Angeles/ Long Beach	379 miles	<6 Hours
San Diego	361 miles	5.5 Hours
Las Vegas	297 miles	4.6 Hours
El Paso	436 Miles	6.2 Hours
Tucson	117 Miles	1.8 Hours

Access to Loop 202 and Interstate 10



Phoenix - 5th Largest City in the U.S.A

Doing Business in Phoenix

Phoenix continues to outpace national expectations with a unique combination of industrial strength and investment growth. In Q1 2025, the city was officially named the No. 1 industrial market in the U.S., based on leasing volume, tenant activity, and market absorption.

Arizona's manufacturers are global leaders, using next-level technologies and high-tech advancements that are shaping the future of manufacturing in aerospace & defense, semiconductors, battery, electric and automated vehicles, medical devices and much more.

Phoenix is a flourishing community with a young, skilled workforce ready to take on innovative jobs. Over the last decade, Phoenix has exploded to take the spot of 5th Largest City and fastest-growing city of the last decade according to the U.S. Census Bureau.

Phoenix is located close to one of the busiest land crossings in the country and an international airport located minutes from Downtown Phoenix.

For more information, contact:

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