



Flex/Industrial Owner/User Opportunity

4615 S 33RD PLACE | PHOENIX, AZ 85040

OFFERING SUMMARY

LevRose Commercial Real Estate is pleased to present the opportunity to lease or purchase 4615 S. 33rd Place, a ±9,867 SF two-story flex/industrial building situated on ±0.44 acres in the South Phoenix Airport submarket. Built in 1983 and zoned IND PK, the property is comprised of approximately 80% office space across two floors, featuring a reception area, multiple private offices, and a conference room. The remaining 20% consists of an warehouse with 20' clear height and two grade-level roll-up doors.

Strategically located with immediate access to I-10, Loop 202, and AZ-143, the property offers excellent regional connectivity and is just minutes from Phoenix Sky Harbor International Airport—one of the Valley's premier employment and logistics hubs. Offered at \$2,450,000 for sale or \$1.25/PSF NNN for lease, 4615 S. 33rd Place presents a rare opportunity for owner-users, investors, and tenants alike. Seller financing is available, providing additional flexibility in structuring the acquisition.



OFFERING DETAILS



Sale Price: \$2,450,000 (\$248.30/SF)



Lease Rate: \$1.25/SF (NNN)



Building Size: ±9,867 SF



Lot Size: ±0.44 AC (±19,166 SF)



OFFERING SUMMARY



Loading: 2 Grade Level Doors



Parking Ratio: ±2.50/1,000 SF



Year Built: 1983



Zoning: IND PK, Phoenix
[Click Here to View Zoning](#)



Clear Height 20'



2025 Taxes: \$22,200 (\$2.25/SF)



Parcel Numbers: 122-72-100



PROPERTY HIGHLIGHTS

- **SELLER FINANCING AVAILABLE - CONTACT FOR MORE DETAILS**
- Owner/User Opportunity Available for Immediate Occupancy
- ±9,867 SF Two-Story Flex/Industrial Building Featuring an Efficient ±80% Office to ±20% Warehouse Configuration
- Situated on ±0.44 AC (±19,166 SF) in the Heart of the South Phoenix/Airport Industrial Corridor
- Exceptional Regional Connectivity with Immediate Access to I-10, Loop 202, and AZ-143, Minutes from Phoenix Sky Harbor International Airport



FLOOR PLAN - 1st Floor

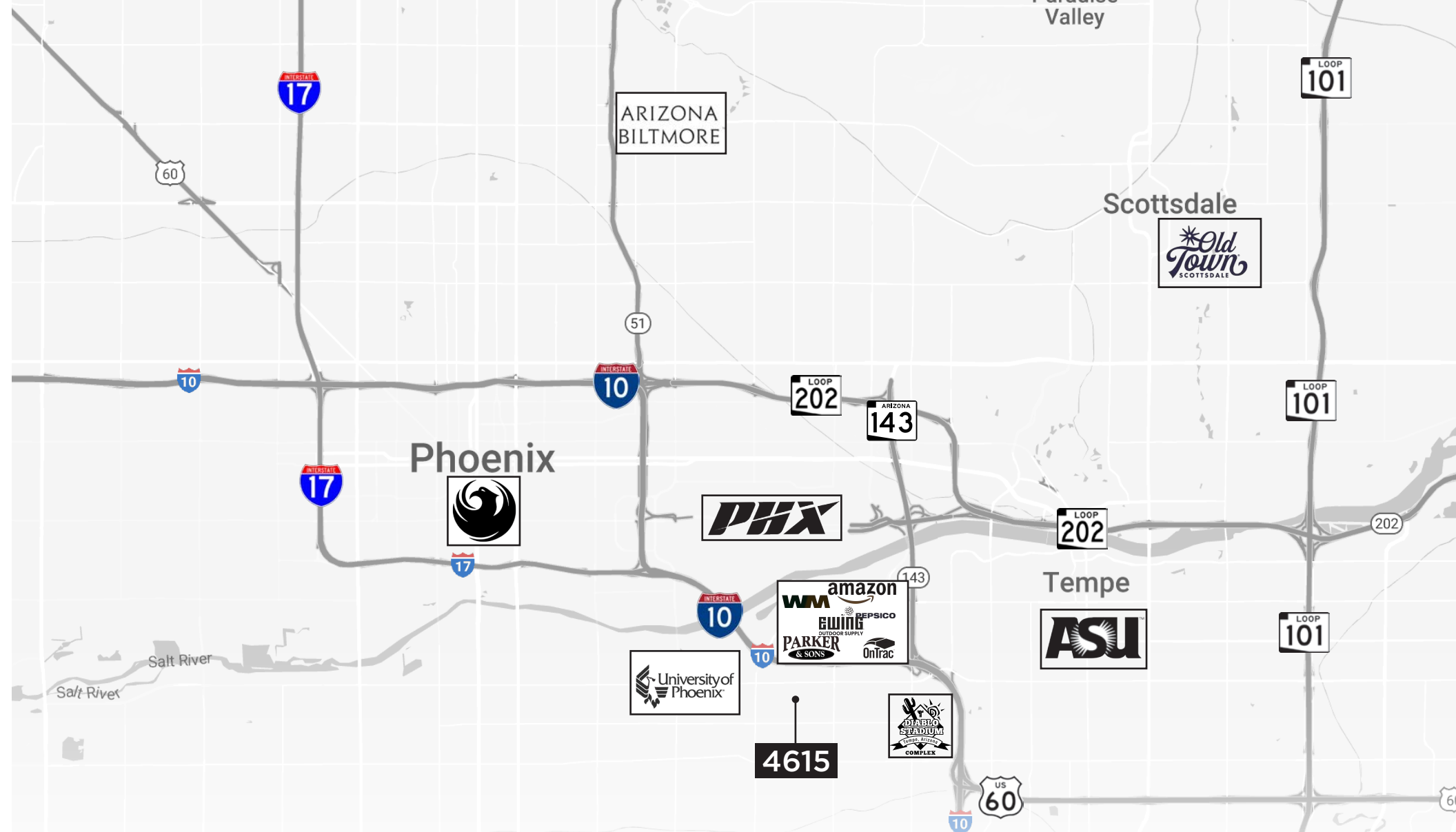
 [VIEW VIRTUAL TOUR](#)



FLOOR PLAN - 2nd Floor

 VIEW VIRTUAL TOUR





DRIVE TIME



±16 Minutes



±8 Minutes



±20 Minutes

ARIZONA
BILTMORE™

±22 Minutes



±23 Minutes



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