



EXCLUSIVE LISTING:

FOR SALE

INDUSTRIAL MANUFACTURING &
WAREHOUSE FACILITY

±30,000 SF on Approximately 1.2 acres of Land

**1821 & 1845 E Madison St,
Phoenix, AZ 85034**

SALE PRICE

\$4,350,000

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EXECUTIVE SUMMARY

Positioned in the heart of Phoenix's Central City industrial corridor, this 30,000+ SF industrial-zoned manufacturing and warehouse facility offers a rare combination of heavy power, functional design, and irreplaceable infill location. Built for flexibility, the property accommodates a wide range of manufacturing, distribution, and industrial users.

LOCATION

Situated just one block from I-10 and less than two miles from I-17, the property delivers immediate access to Phoenix's core freeway network, connecting owners to the broader Valley, Sky Harbor International Airport, and regional distribution routes in minutes. This central infill location is increasingly difficult to replicate in today's industrial Market.

SITE & SECURITY

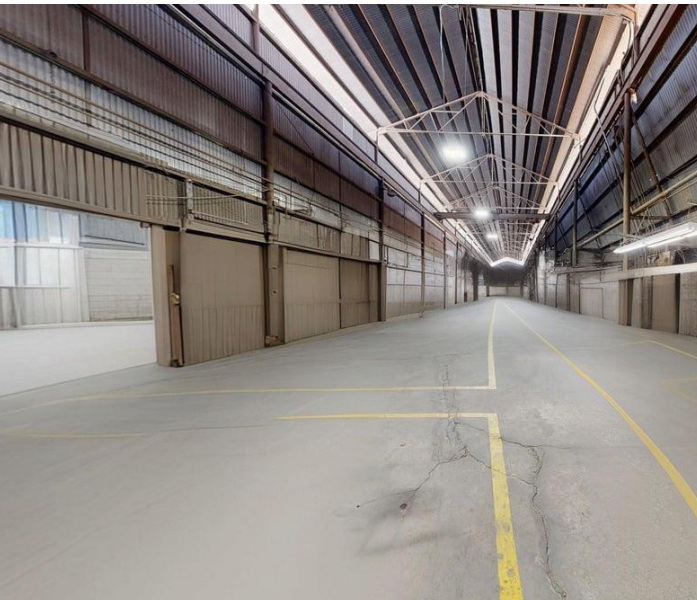
The lot is fully fenced and gated, offering secure outdoor storage or staging area, with covered parking for employees and visitors.

POWER & FUNCTIONALITY

The facility is equipped with 1,400 amps of 3-phase heavy power, making it well suited for demanding manufacturing, fabrication, or processing operations. Warehouse clearance reaches up to 30 feet, and the building is served by six rollup/slide doors ranging from 10' to 15' in height, providing efficient load-in/load-out and material flow throughout the space.

OFFICE & AMENITIES

A functional, air-conditioned office component supports day-to-day operations with private offices, bullpen workspace, a conference room, break room, and restrooms, allowing a seamless blend of administrative and industrial functions under one roof.





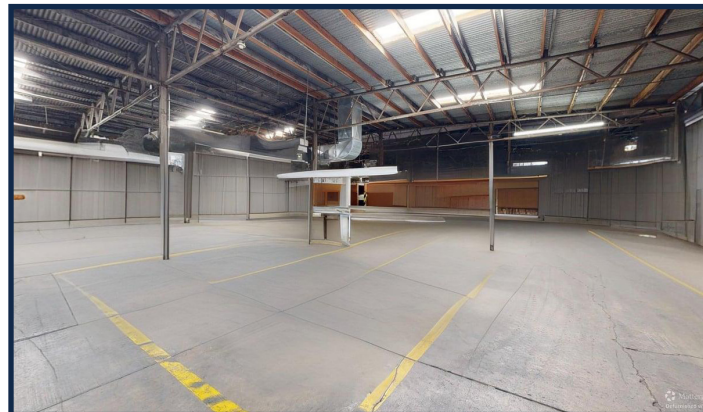
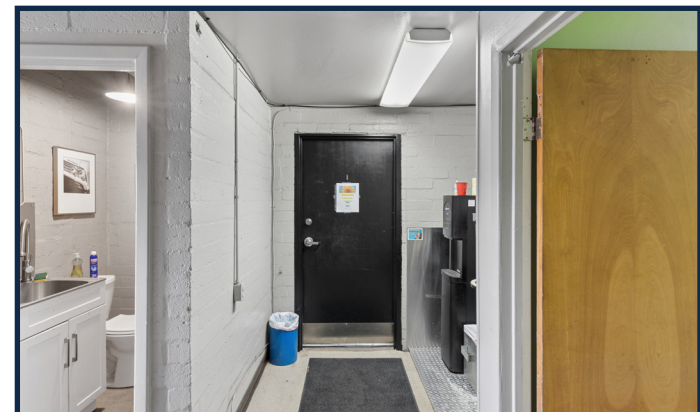
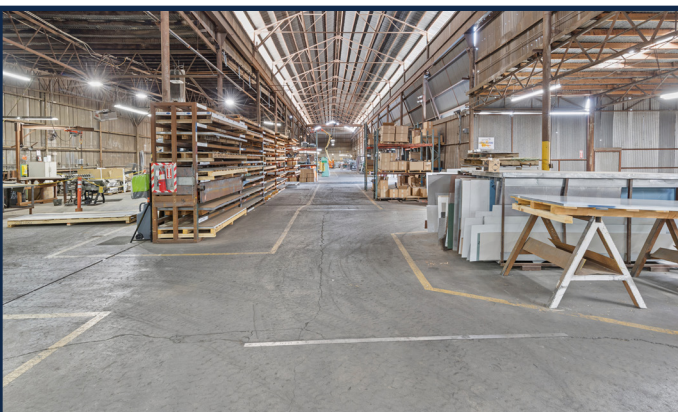
PROPERTY HIGHLIGHTS

- 30,000+ SF industrial-zoned manufacturing and warehouse space
- 1.2 acres of land
- Highly functional and flexible use
- One block from I-10; less than 1 mile from I-17
- 1,400 amps of 3-phase heavy power
- Fenced and gated lot
- Maximum warehouse height of 30'
- Six rollup/slide doors (10'–15' in height)
- Air-conditioned office with private offices, bullpen, conference room, break room, restrooms
- Covered parking



ADDITIONAL IMAGES

1821 & 1845 E Madison St





INDUSTRIAL MANUFACTURING & WAREHOUSE

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