

# 4455 WEST CAMELBACK ROAD

PHOENIX, ARIZONA



±148,689 SF  
AVAILABLE FOR LEASE  
(MAKE-READY DONE OCTOBER 2026)

UNDER NEW OWNERSHIP







## PROPERTY HIGHLIGHTS

**ADDRESS**

4455 West Camelback Road  
Phoenix, AZ

**TOTAL BLDG SIZE**

±148,689 SF (6.38 AC)

**SECURITY**

Fully Secured Truck Court

**OFFICE SF**

±11,895 SF

**CAR PARKING**

108 Spaces  
(0.73/1,000 SF)

**YEAR BUILT**

2015

**CLEAR HEIGHT**

32'

**COOLING**

100% AC

**LIGHTING**

LED

**POWER**

2,500 Amps  
277 480 Volt 3 Phase

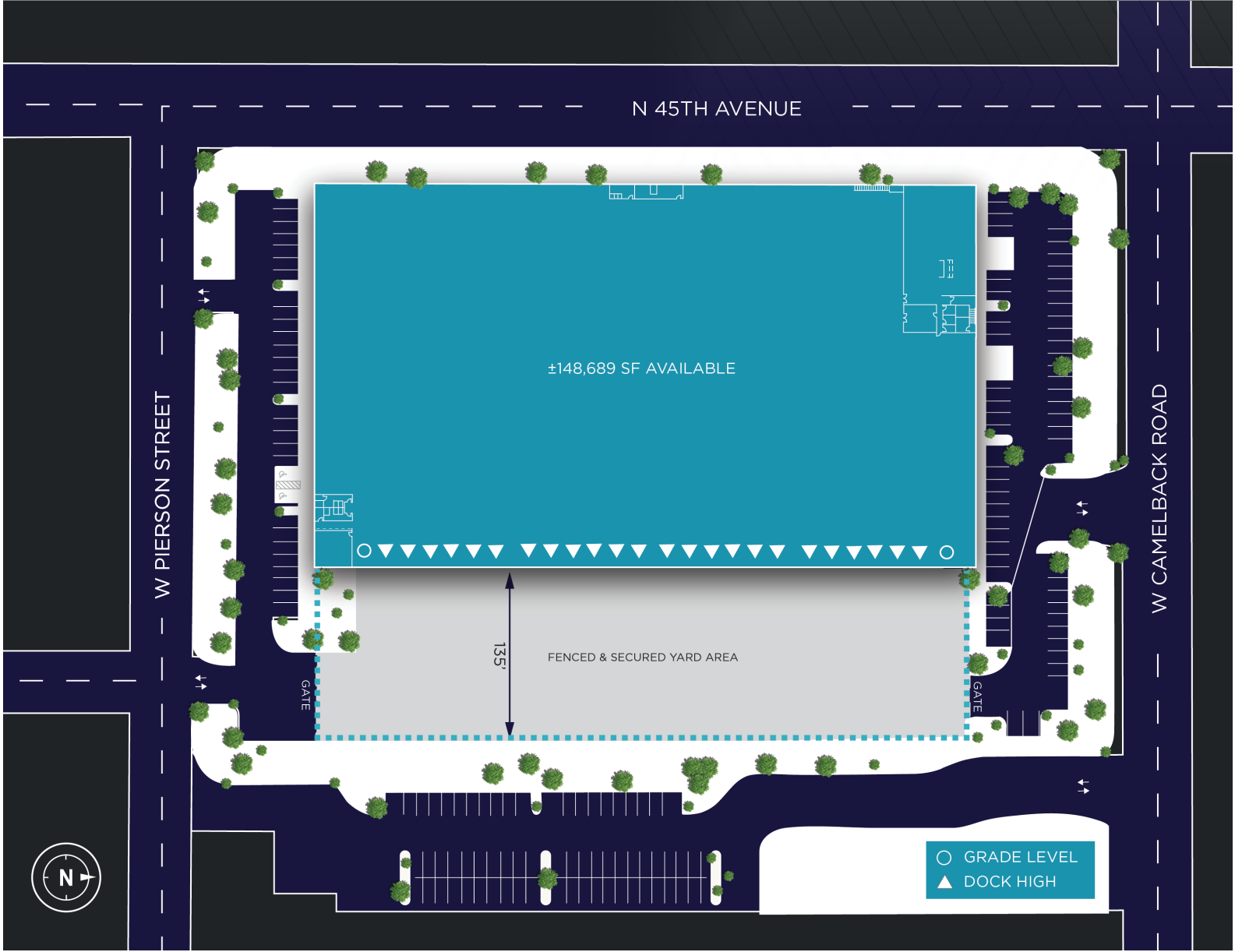
**DOCK-DOORS**

25

**GRADE LEVEL DOORS**

2

# SITE PLAN











**4455 WEST CAMELBACK ROAD**

**Phoenix**

# ACCESS MAP



**US 60**  
0.2 MILES



**I-17**  
2.4 MILES



**I-10**  
3.3 MILES



**LOOP 202**  
5 MILES



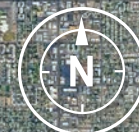
**LOOP 101**  
6.5 MILES



**PHX AIRPORT**  
10 MILES



# CORPORATE NEIGHBORS







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