

FOR SUBLEASE

# 4202 WEST WASHINGTON STREET

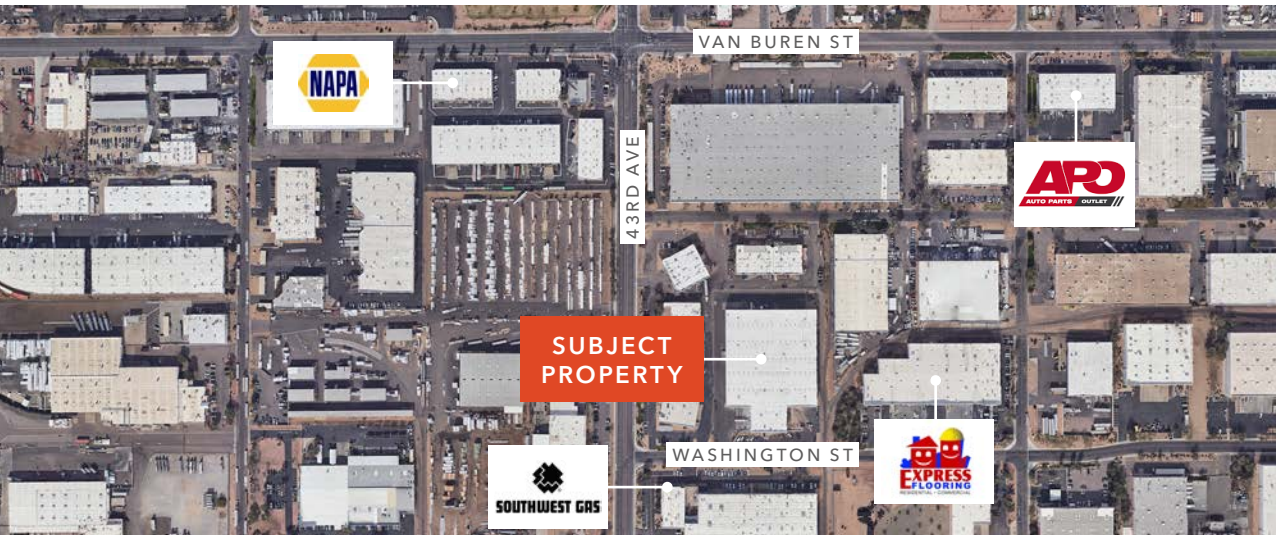
*Distribution  
Warehouse with Rail  
Service Available*

PHOENIX, AZ 85009

KIDDER.COM

 Kidder  
Mathews

FOR SUBLEASE



## PROPERTY OVERVIEW

ADDRESS	4202 W Washington St Phoenix, AZ 85009
BUILDING SIZE	±115,260 SF
OFFICE SIZE	±2,035 SF (on second floor)
STEEL MEZZANINE	±6,225 SF
CLEAR HEIGHT	±28'
LOADING	14 Dock Doors 1 Grade Level Ramp 2 Rail Served Dock Doors 12 Dock Levelers
COLUMN SPACING	40' x 48'
CONSTRUCTION	Concrete Tilt
POWER	3,000 Amps
PARKING	62 spaces
ZONING	A-2
ASKING RENTAL RATE:	\$0.79 NNN
TERM EXPIRATION	October 31, 2027

Evaporative Cooled Warehouse

Recently Remodeled

Rail Served

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.



FOR SUBLEASE

# FLOOR PLAN

*±115,260 SF*

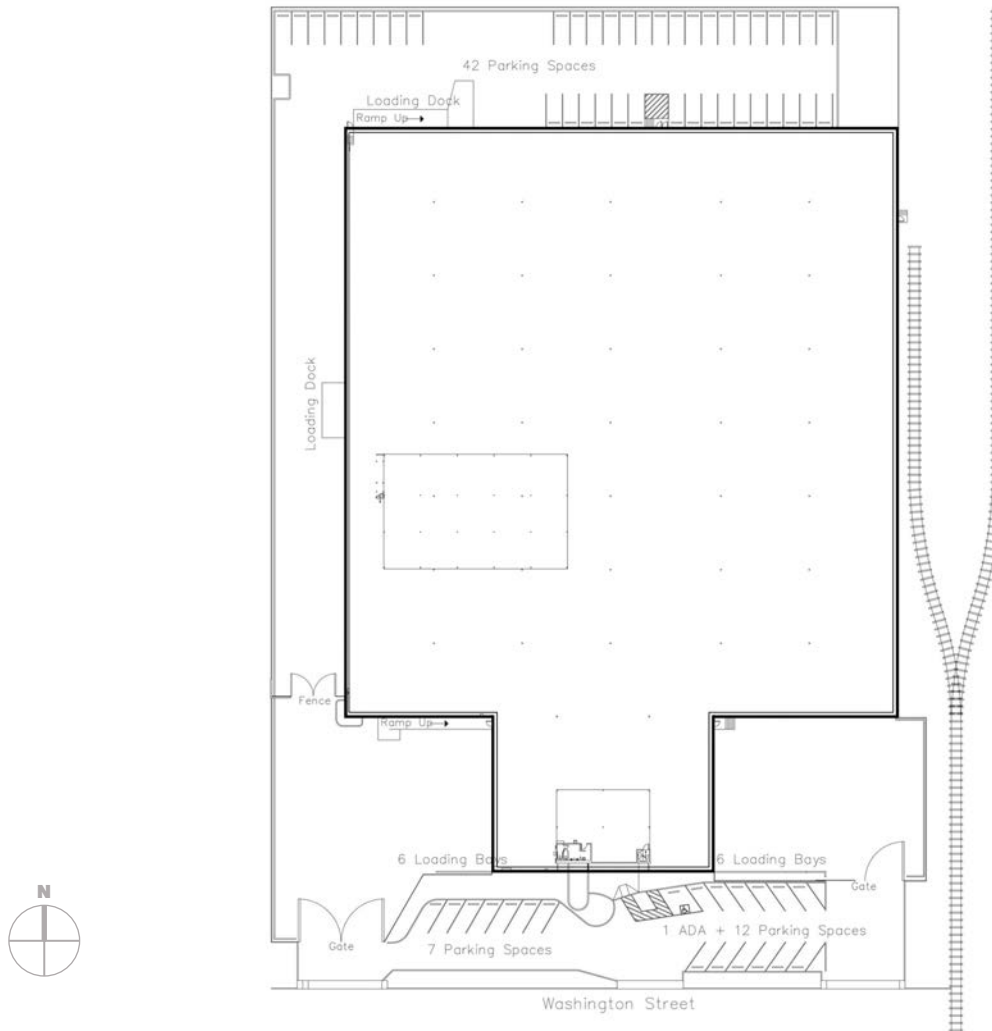
AVAILABLE

*\$0.79 NNN*

ASKING RENTAL RATE

*10.31.2027*

TERM EXPIRATION



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.





# 4202 W WASHINGTON ST

*For more information on this property, please contact*

MIKE CIOSEK, SIOR  
602.513.5135  
mike.ciosek@kidder.com

ERIC BELL, SIOR  
602.513.5151  
eric.bell@kidder.com

DREW EISEN  
602.513.5174  
drew.eisen@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

