

# TIGER INDUSTRIAL PARK

4857 W Van Buren St, Phoenix, AZ 85043

Industrial / Office Flex Space



SITE SOURCE

**CAMCRE.**

**HORTH HONG**  
480.426.1670  
hhong@camcre.com

2701 E. CAMELBACK RD., #170, PHOENIX, AZ 85016 | 602.489.7990 | WWW.CAMCRE.COM



## PROPERTY SUMMARY

**AVAILABLE (UPSTAIRS UNITS):** ±3,064 up to ±10,748 SF

- Suite 200: ±3,353 SF
- Combined ±7,648 SF: 24' ceiling height warehouse/work-space with rollup door
  - Suite 250: ±3,064 SF (2nd Floor)
  - Suite 250: ±4,620 SF (1st Floor)
- \$22 PSF + NNN (\$3.50 PSF)
  - Price includes all utilities
- Spaces include furnished cubicles with private workspace, conference room, and individual offices
- Close Proximity to Sky Harbor Airport, I-10 & I-17 Freeway

## NEARBY INDUSTRIAL USERS:



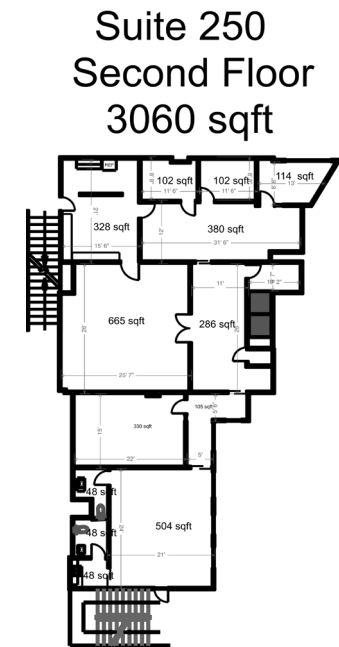
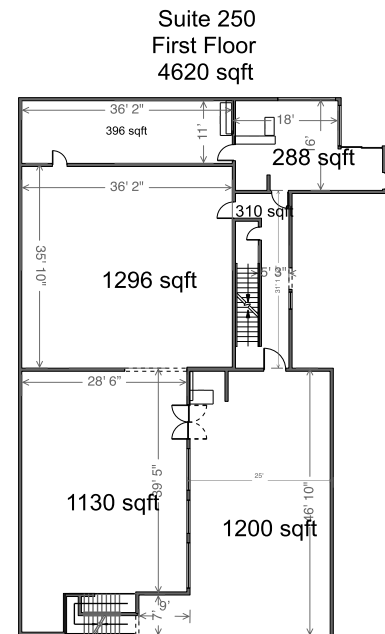
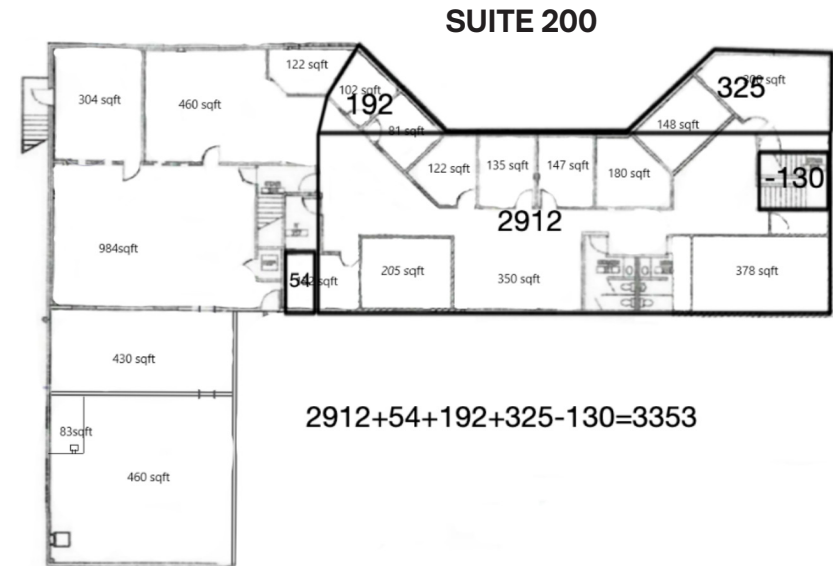
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## TRAFFIC COUNTS

**Van Buren St:** 21,354 VPD

**51st Ave:** 33,361 VPD



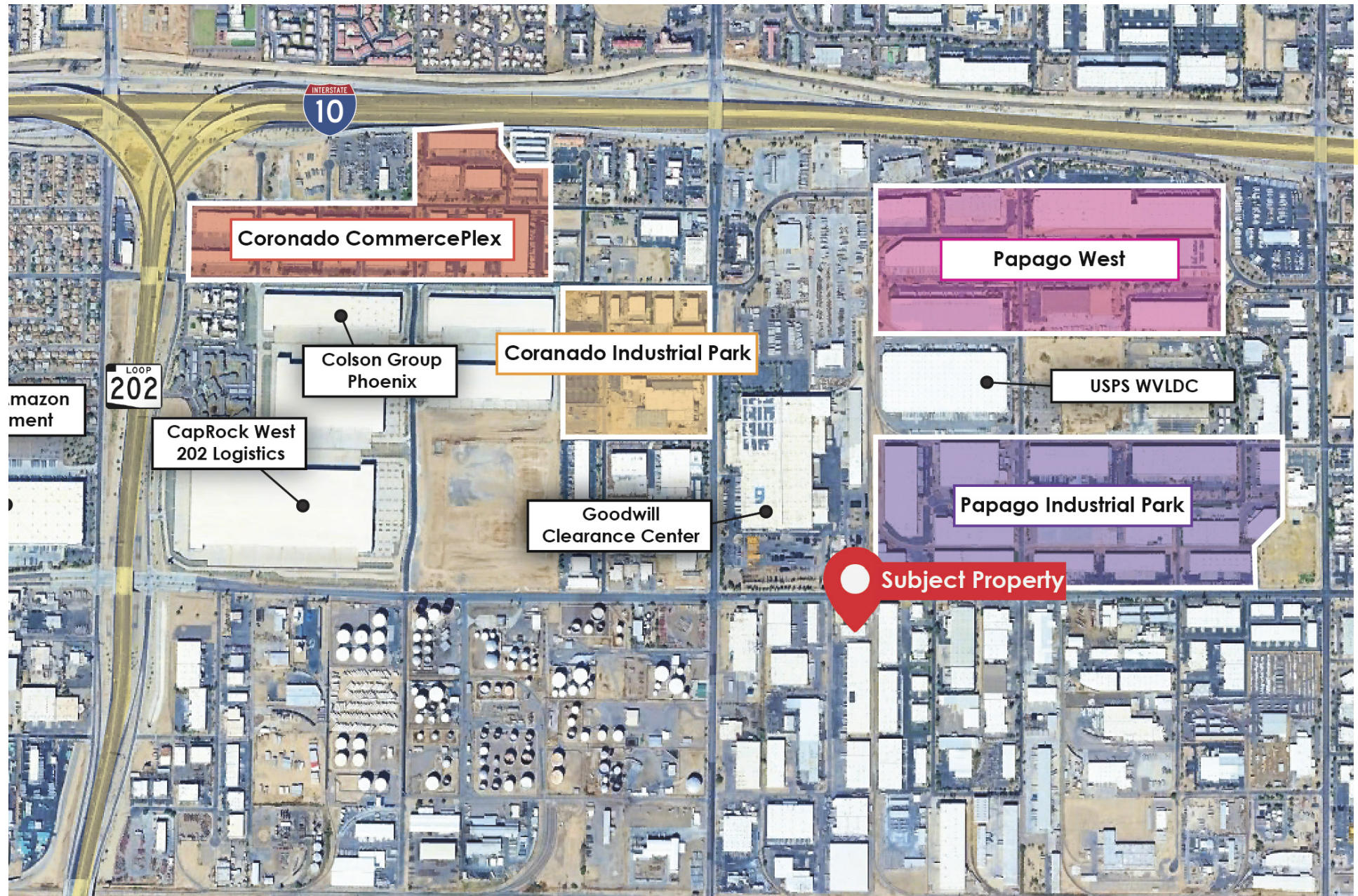
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## NEARBY INDUSTRIAL MAP



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Suite 250



Suite 250



Suite 200



Suite 200



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Rear Parking



Kitchen (250)



Rollup Door (250)



Warehouse



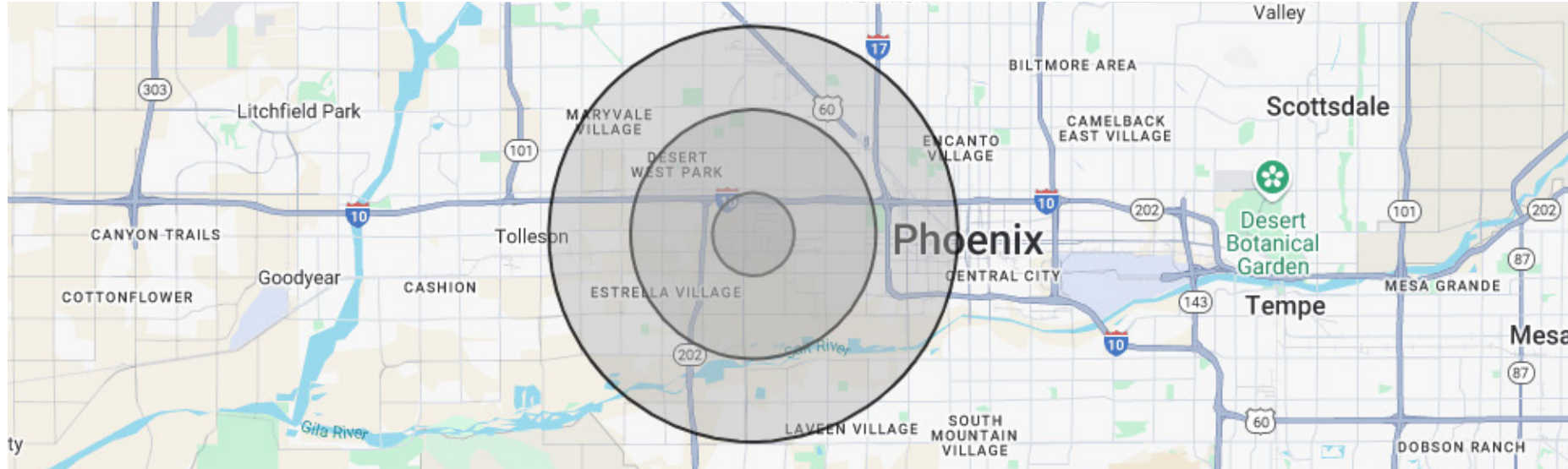
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## DEMOGRAPHICS

POPULATION	2-MILE	5-MILE	10-MILE
2029 Projection	48,088	378,984	1,333,204
Current Year	44,820	352,347	1,231,981
Growth Current Year - 2029	1.5%	1.5%	1.6%
HOUSEHOLDS	2-MILE	5-MILE	10-MILE
2029 Projection	13,859	107,348	446,954
Current Year	12,880	99,549	411,876
Growth Current Year - 2029	1.5%	1.6%	1.7%
INCOME	2-MILE	5-MILE	10-MILE
Avg Household Income	\$56,940	\$67,675	\$79,192
Median Household Income	\$45,290	\$52,621	\$59,967

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