

4602-4640

E. ELWOOD ST | PHOENIX, AZ 85040



WESTECH BUSINESS CENTER I

INDUSTRIAL & OFFICE SUITES AVAILABLE FOR LEASE

Owned & Managed by:



TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpi.com

Mike Goldwater

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M 602.332.6360

For More Information,
Please Contact:

mgoldwater@cpi.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans and all information prior to the lease or purchase of the property. All offerings are subject to price change, prior sale, lease, or withdrawal from the market without prior notice.

Effective: 03/18/26

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PROPERTY HIGHLIGHTS

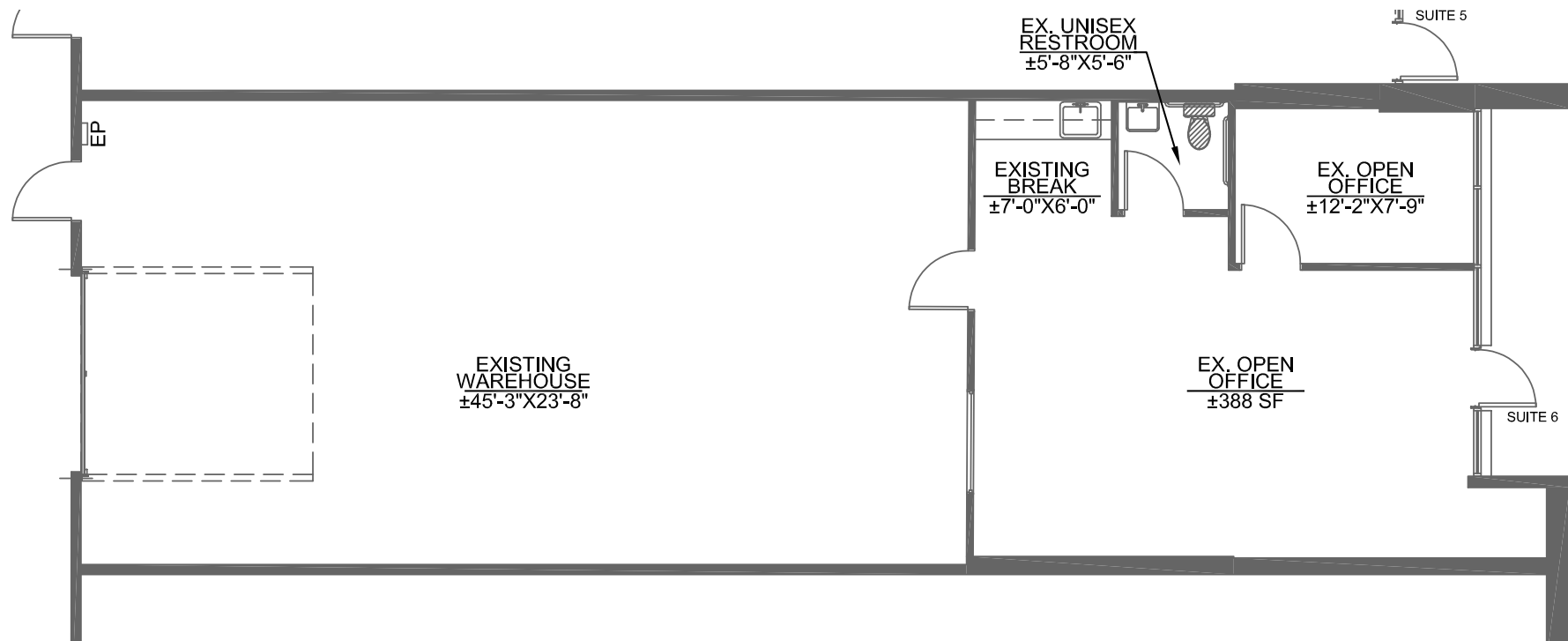
- Westech Business Center I is a ±143,940 SF, Multi-tenant project, located on ±10.05 Acres
- Zoning: A-1, City of Phoenix
- Located at Elwood and 48th Street in Phoenix
- Minutes from I-10 and SR-143
- Covered parking available
- Various Suite Sizes Available
- Professionally maintained grounds
- Newly renovated Spec Suites available
- Owned & Managed by Schnitzer Properties. Schnitzer Properties is a family-owned real estate investment and development company, owning and operating over 33M square feet in six states.



SITE PLAN



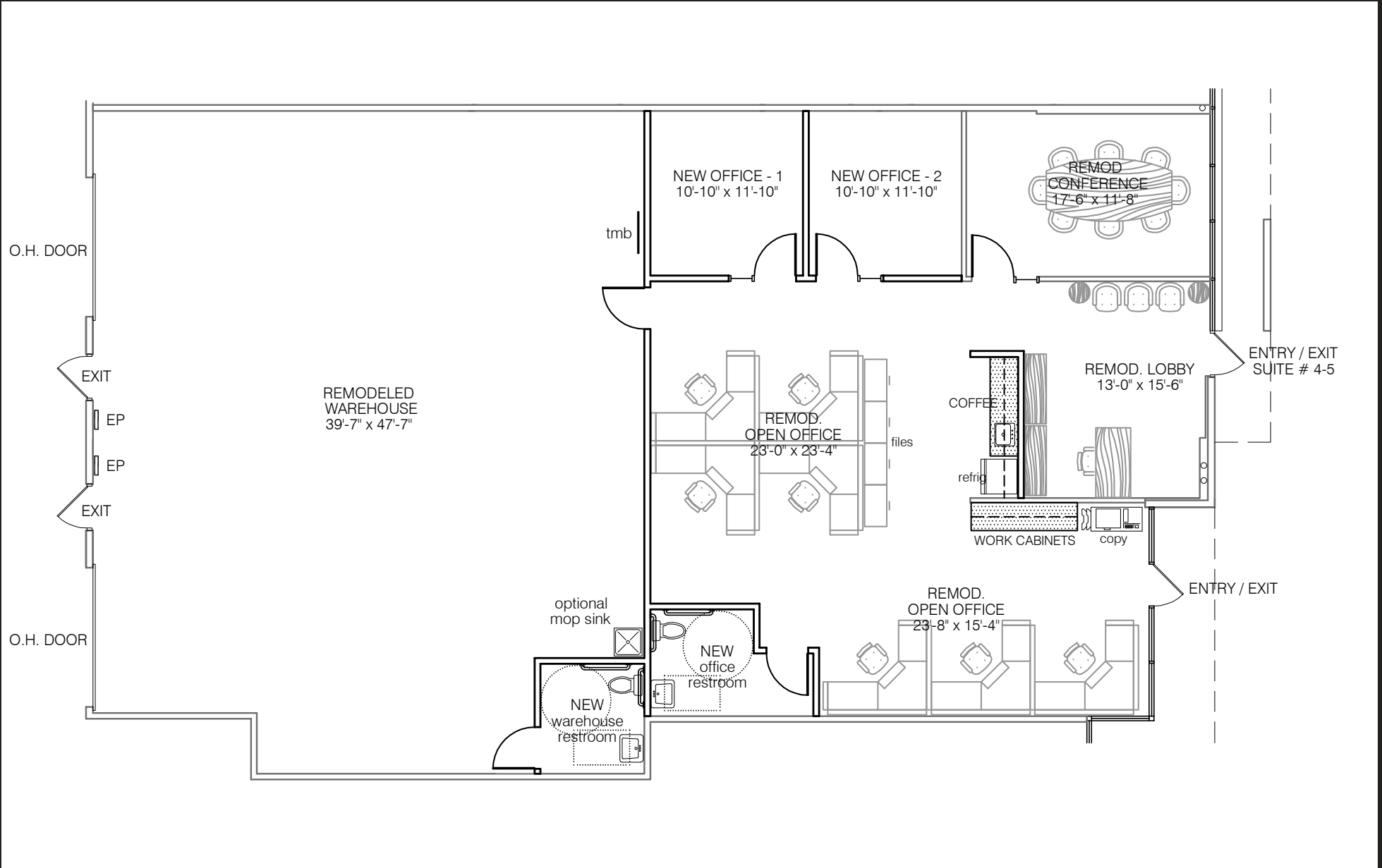
4620 E ELWOOD ST, STE 6 FLOOR PLAN ±1,848 SF



WESTECH BUSINESS CENTER I

4602-4640 E. ELWOOD ST | PHOENIX, AZ 85040

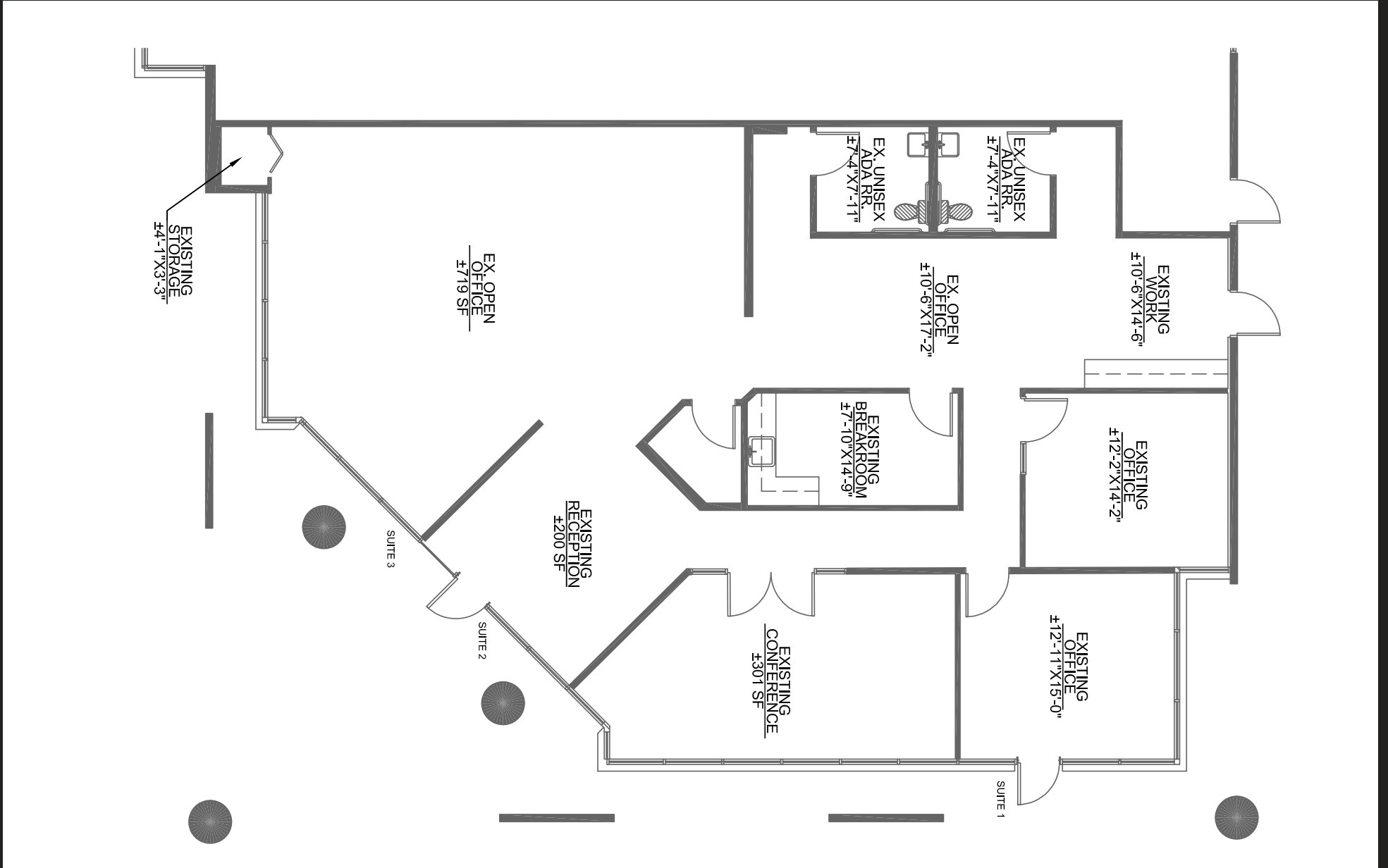
4630 E ELWOOD ST, STE 4, 5 FLOOR PLAN ±3,856 SF



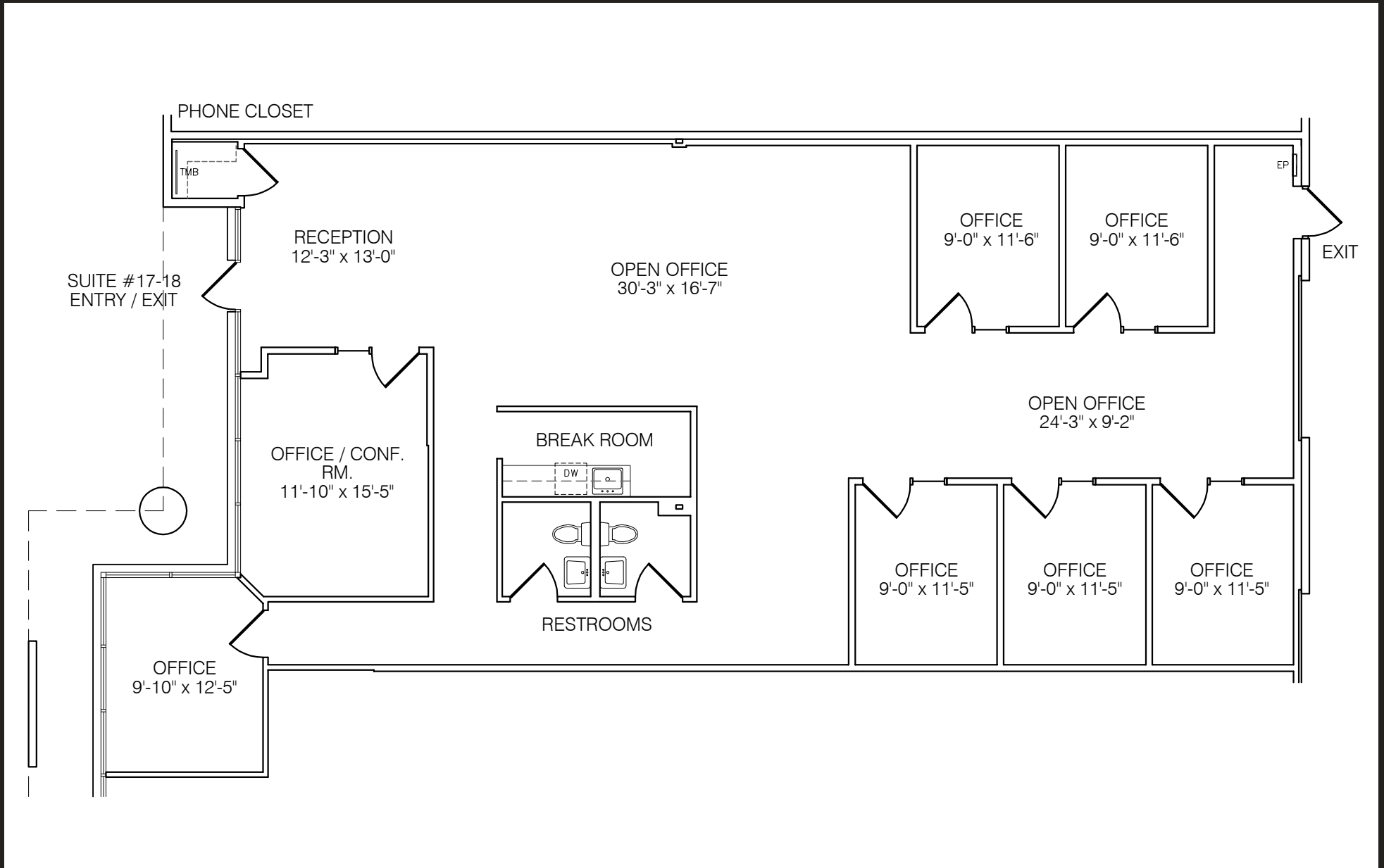
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4640 E ELWOOD ST, STE 1-3 FLOOR PLAN ±2,602 SF



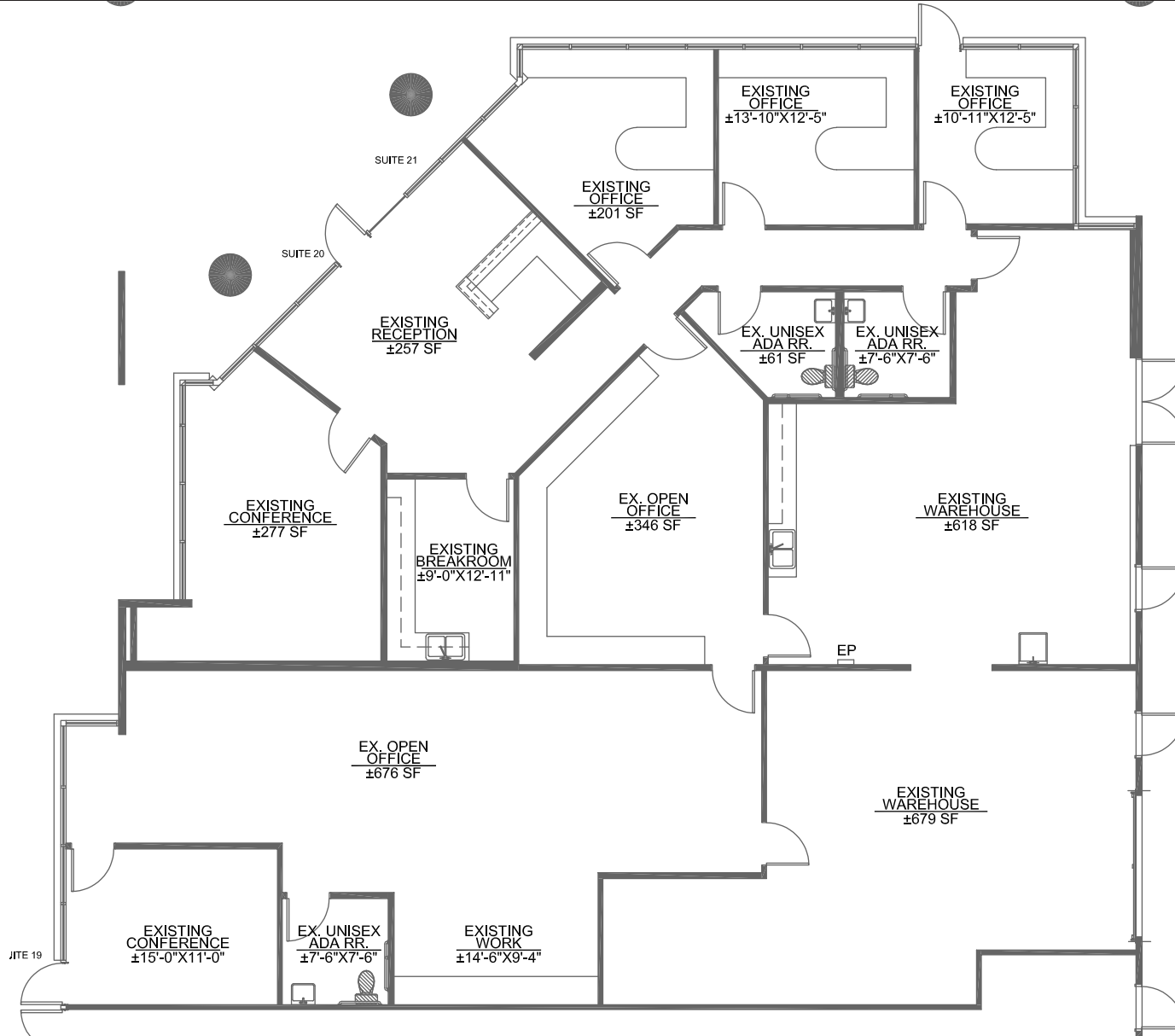
4640 E ELWOOD ST, STE 17-18 FLOOR PLAN ±2,637SF



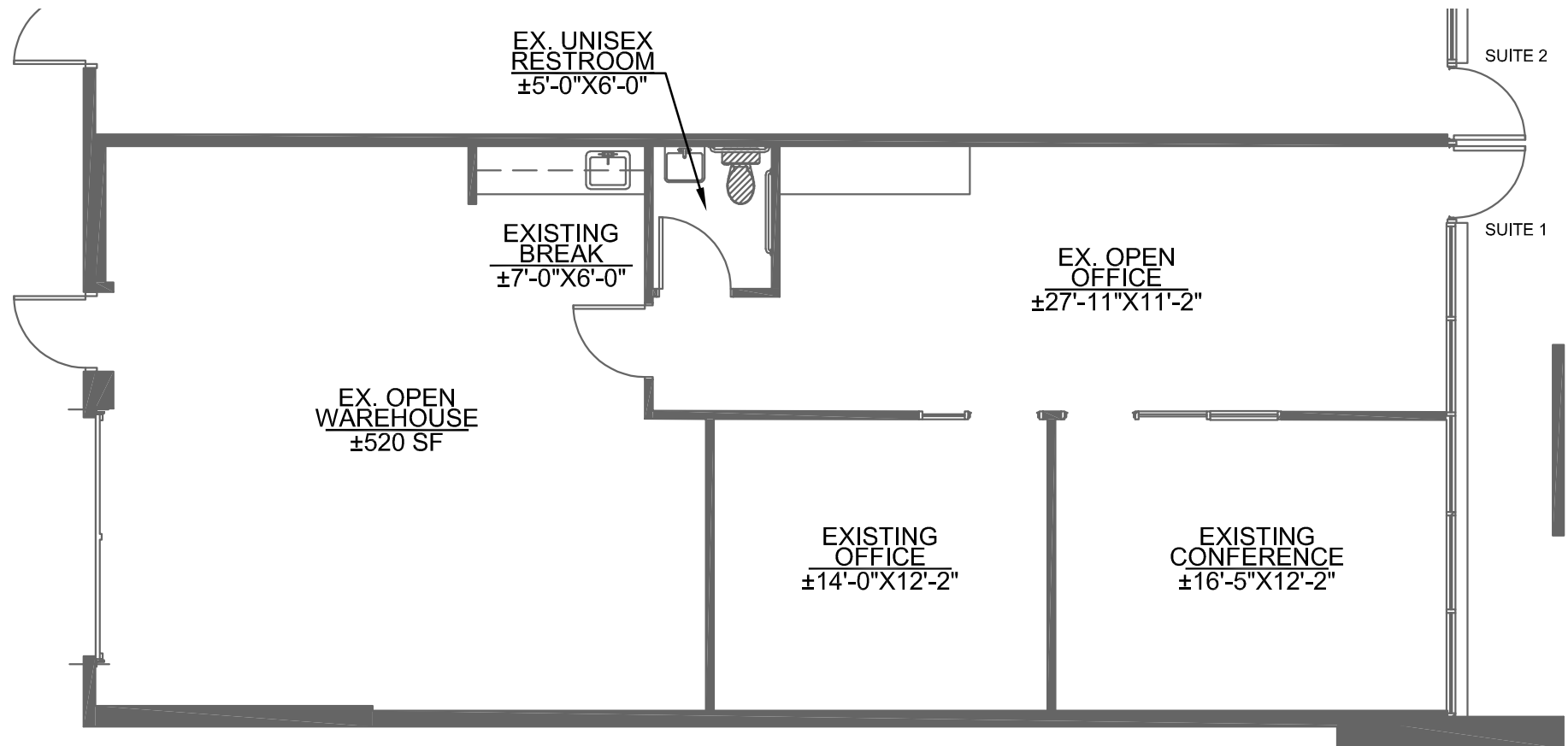
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4640 E ELWOOD ST, STE 20-21 FLOOR PLAN ±4,546 SF



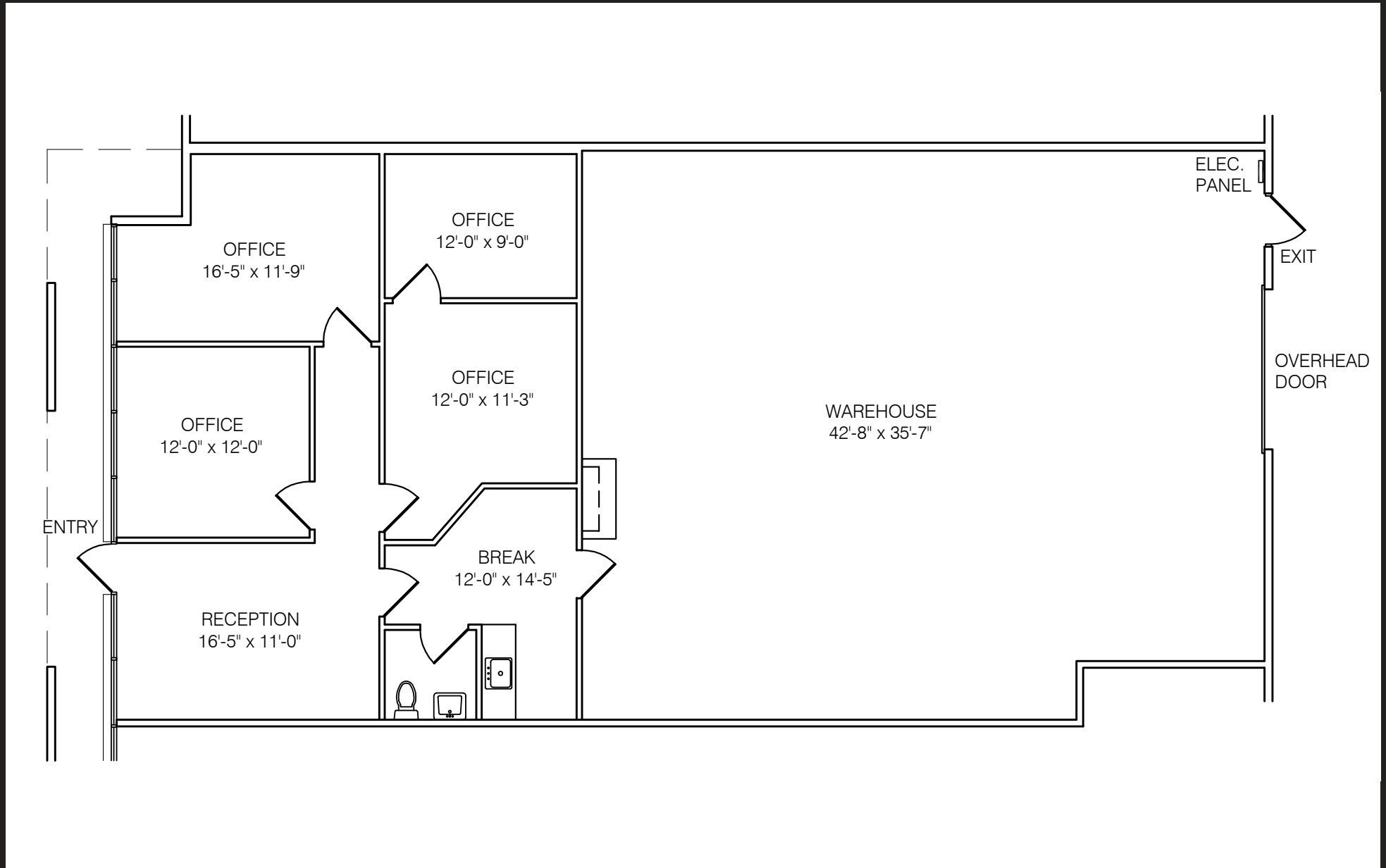
4636 E ELWOOD ST, STE 1 FLOOR PLAN ±1,519 SF



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4602-4640 E. ELWOOD ST | PHOENIX, AZ 85040

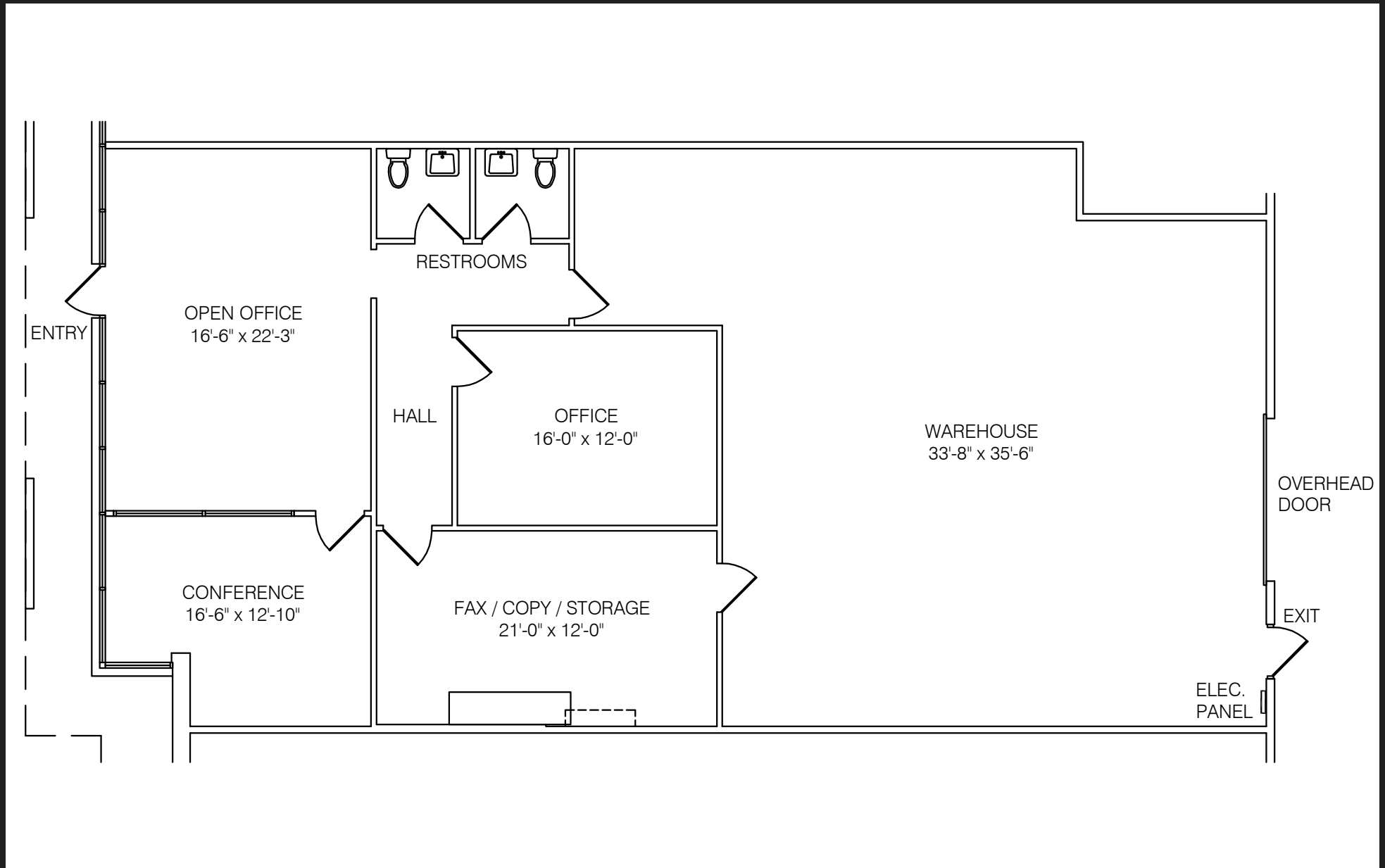
4636 E ELWOOD ST, STE 10 FLOOR PLAN ±2,772 SF



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4602-4640 E. ELWOOD ST | PHOENIX, AZ 85040

4636 E ELWOOD ST, STE 11 FLOOR PLAN ±2,772 SF



AVAILABILITY

| Suite # | Total SF | Office % | Warehouse % | Overhead Door | Lease Rate (PSF/MO NNN) |
|---|-----------|----------|-------------|---------------|-------------------------|
| 4620 E ELWOOD | | | | | |
| 6 | ±1,848 SF | 40% | 60% | 1 | \$1.15 |
| 13 | ±1,072 SF | 100% | 0% | 0 | \$1.15 |
| 4630 E ELWOOD | | | | | |
| 4, 5 | ±3,856 SF | 50% | 50% | 2 | \$1.15 |
| 4640 E ELWOOD | | | | | |
| 1-3 | ±2,602 SF | 100% | - | - | *\$0.65 |
| 17, 18 | ±2,637 SF | 100% | - | - | \$1.15 |
| 20, 21 | ±4,546 SF | 50% | 50% | 1 | \$1.15 |
| 4636 E ELWOOD | | | | | |
| 1 | ±1,519 SF | 50% | 50% | 1 | \$0.65 |
| 10 | ±2,772 SF | 30% | 70% | 1 | \$1.15 |
| 11 | ±2,772 SF | 20% | 80% | 1 | \$1.15 |
| <i>Suite 10 & 11 are contiguous up to ±5,544 SF with 30% Office & 70% Warehouse at \$1.15/SF/MO NNN</i> | | | | | *1st Year Rate |

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MAP



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Schnitzer
PROPERTIES

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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

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