

**4645-4655 WEST McDOWELL ROAD**  
PHOENIX, AZ 85035

# INDUSTRIAL SUITES AVAILABLE FOR LEASE



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 prior sale, lease, or withdrawal from the market without prior notice.  
Effective 03 12 26



**COMMERCIAL PROPERTIES INC.**

Locally Owned, Globally Connected. CORFAC

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## PROJECT HIGHLIGHTS

<b>ADDRESS</b>	4645-4655 W. McDowell Rd, Phoenix AZ
<b>CROSS STREETS</b>	McDowell & 43th Ave
<b>APN/PARCEL ID</b>	103-34-019
<b>BUILDINGS TOTAL SIZE</b>	±73,560 SF
<b>FRONTAGE</b>	McDowell Road
<b>POWER</b>	277/480V

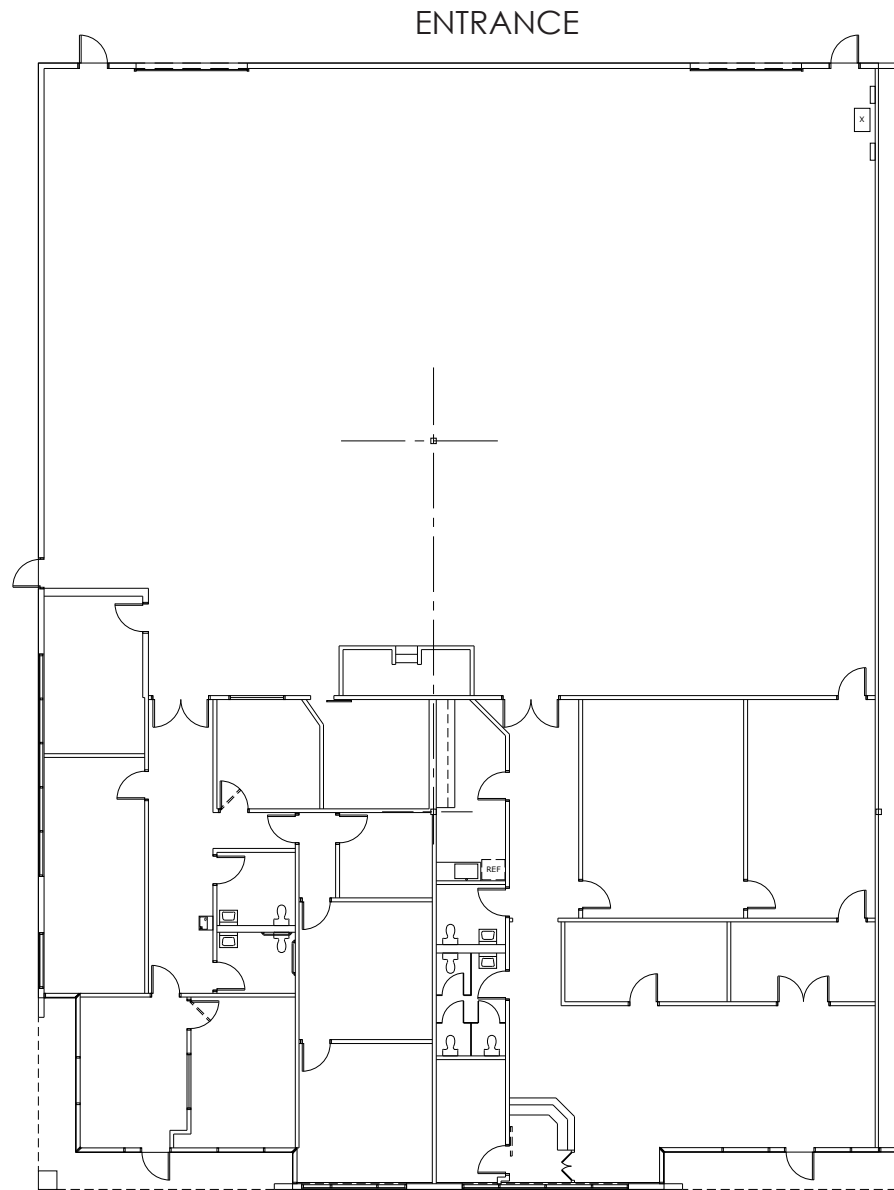
## AVAILABILITY

SUITE NUMBER	SIZE	LEASE RATE
101, 102	±10,977 SF	\$1.05/SF/MO NNN
106	±5,932 SF	\$1.10/SF/MO NNN
108	±6,005 SF	\$1.20/SF/MO NNN



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# SUITE 101, 102



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# MAP



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