

AVAILABLE IMMEDIATELY

4535 E ELWOOD ST

Suite 101 · Phoenix, AZ · Industrial / Warehouse

26,594

SF AVAILABLE

3,200

SF OFFICE

24'

CLEAR HEIGHT

93,726

SF TOTAL BUILDING

SUITE
101

AVAILABLE SF
26,594 SF

OFFICE SF
3,200 SF

OCCUPANCY
IMMEDIATE

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PROPERTY HIGHLIGHTS

- **I-10 Freeway Frontage** – Direct visibility to 300,000+ daily vehicle trips
- **5-Minute Drive to Sky Harbor** – Unmatched air freight & logistics access
- **Institutional Ownership** – Professionally managed campus with responsive local management
- **24' clear height** – ideal for high-bay racking
- **4 dock-high doors + 1 ramped drive-in door**
- **200' shared truck court** – full 53' trailer access
- **27 dedicated auto parking stalls**

PROPERTY SPECIFICATIONS

ADDRESS	4535 E Elwood St, Phoenix, AZ
SUITE	101
AVAILABLE SF	26,594 SF
OFFICE SF	3,200 SF
TOTAL BUILDING SF	93,726 SF
CLEAR HEIGHT	24'
DOCK DOORS	4
DRIVE-IN DOORS	1 (Ramped)
TRUCK COURT	200' Deep (Shared)
SPRINKLER	ESFR
WAREHOUSE COOLING	Evaporative
PARKING	27 Auto Stalls
OCCUPANCY	Immediate

CAPITAL IMPROVEMENTS

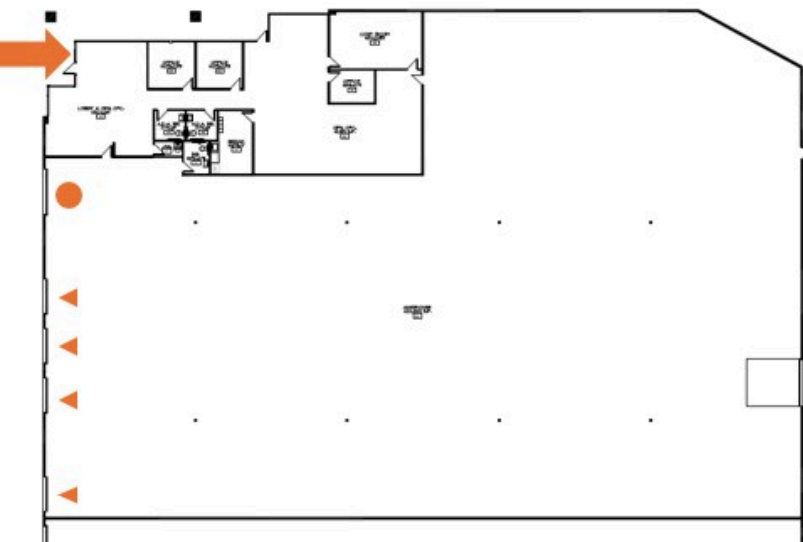
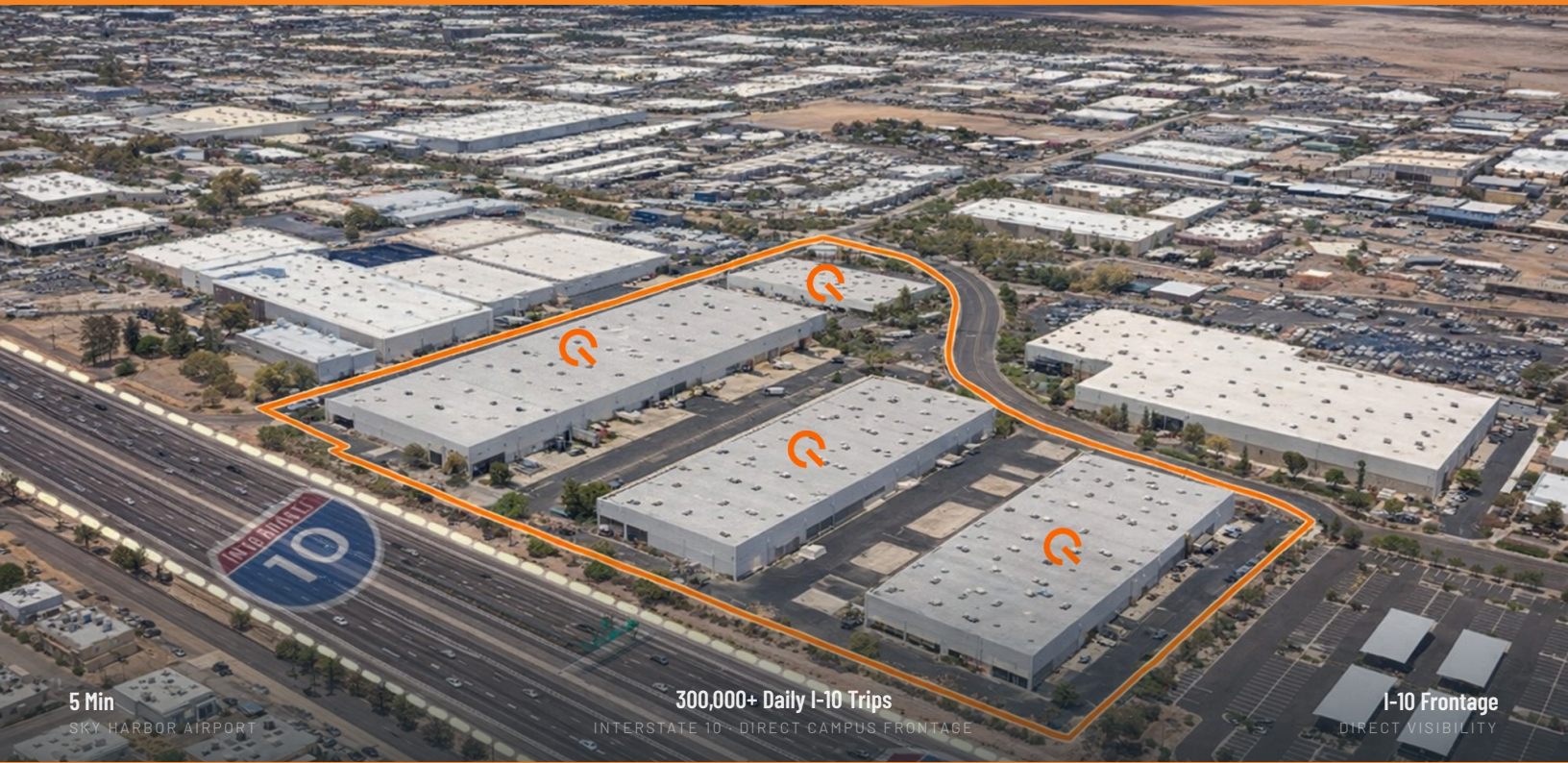
- New LED Lighting w/ Motion Sensors
- Warehouse Whiteboxing
- New Office Paint & Flooring

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EQT REAL ESTATE


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SUITE 101 - FLOOR PLAN



-  **Primary Entrance**
Main office entry off E Elwood Street
-  **Ramped Drive-In Door**
Grade-level access for drive-in loading
-  **4 Tailgate Loading Doors**
Dock-high doors on rear truck court
-  **26,594 SF Available**
Includes 3,200 SF of office space

 **5 Min**
to Phoenix Sky Harbor International Airport

 **I-10 Frontage**
300,000+ daily vehicle trips — direct freeway visibility

 **4-Bldg Campus**
EQT Real Estate owned & professionally managed

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