

# FOR SALE & FOR LEASE

## 4636 E MCDOWELL RD PHOENIX, AZ 85008

### PHOENIX WAREHOUSE OPPORTUNITY



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# EXECUTIVE SUMMARY

LevRose Commercial Real Estate, as the Exclusive Agent, is pleased to present 4636 E. McDowell Road, now available For Sale and For Lease.

This ±7,000 SF flex warehouse features a highly functional layout with a 10' roll-up door, 11' clear height, 100% HVAC, and multiple large training rooms that can accommodate additional storage, office, meeting, or classroom space.

Strategically positioned at the intersection of McDowell Road and State Route 143, the property offers exceptional connectivity to the Phoenix metropolitan area's major freeway network, providing convenient access throughout the Valley.

Located just 3 miles from Phoenix Sky Harbor International Airport, 4636 E. McDowell Road is ideally suited for businesses requiring efficient travel access, client convenience, and a central Phoenix location.



# LISTING DETAILS

PROPERTY TYPE	Warehouse
SALE PRICE	\$1,950,000
LEASE RATE	\$13.75/SF NNN
AVAILABLE SF	±7,000 SF
BUILDING DETAILS	±7,000 SF 100% HVAC 10' Roll Up Door 11' Clear Height
LOT SIZE	±22,521 SF
ZONING	C-2
PARCEL	126-10-001G, 126-10-001H
PARKING	36 Spaces



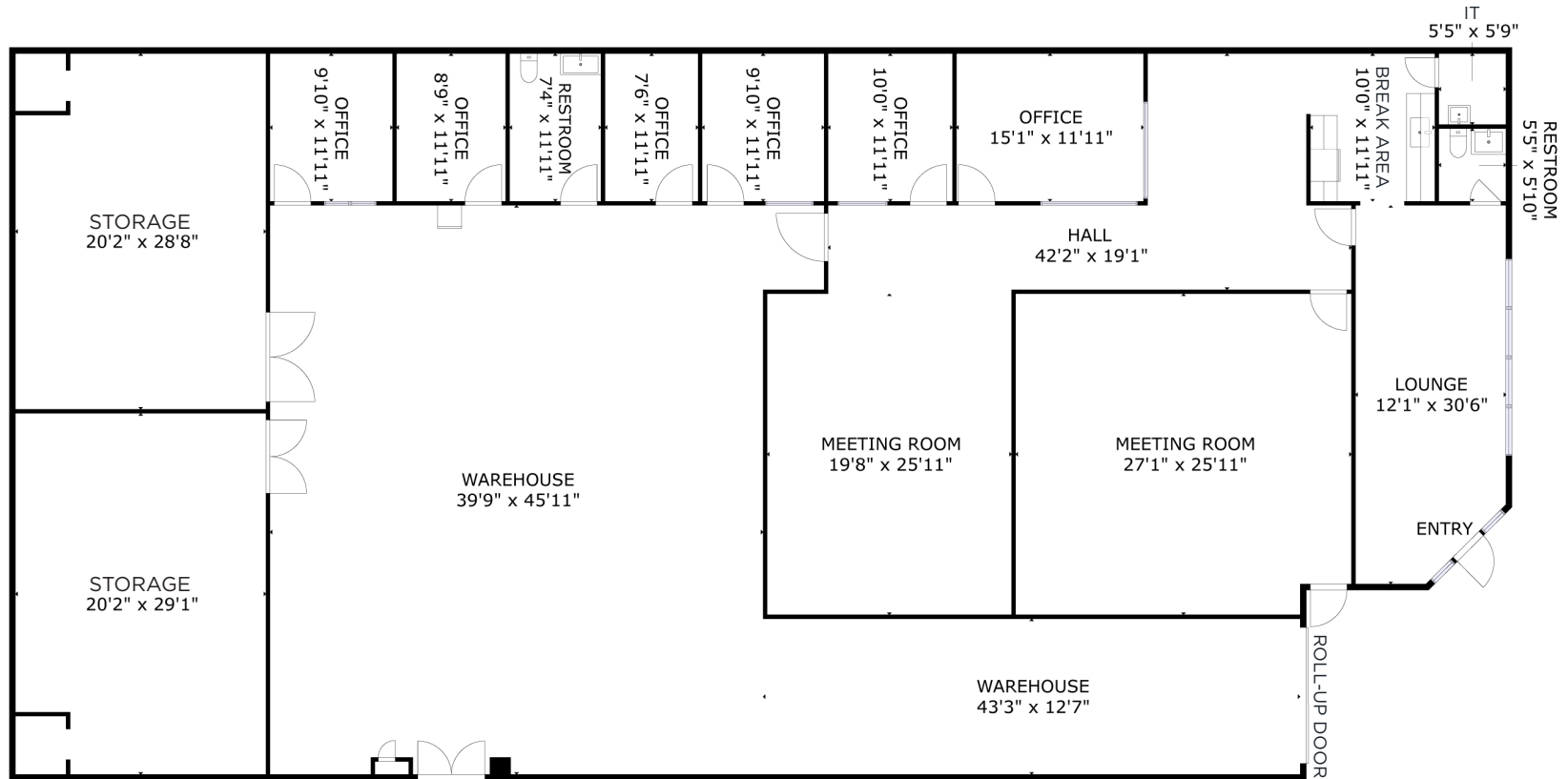
# PROPERTY HIGHLIGHTS

- Incredible frontage and building signage to McDowell Road and the 143
- Rare warehouse availability centrally located off the 143
- Phenomenal access to the freeway system
- 3 Miles from PHX Sky Harbor Airport
- 100% HVAC
- 10 ft rollup door
- Grade level loading
- 11' Clear Height
- 400 Amp
- 120/208 Volts
- 3 Phase 4 Wire System
- 2 Large Group Rooms
- 6 Private Offices
- 2 Large Secured Storage Rooms
- 2 Restrooms



# WAREHOUSE FLOOR PLAN

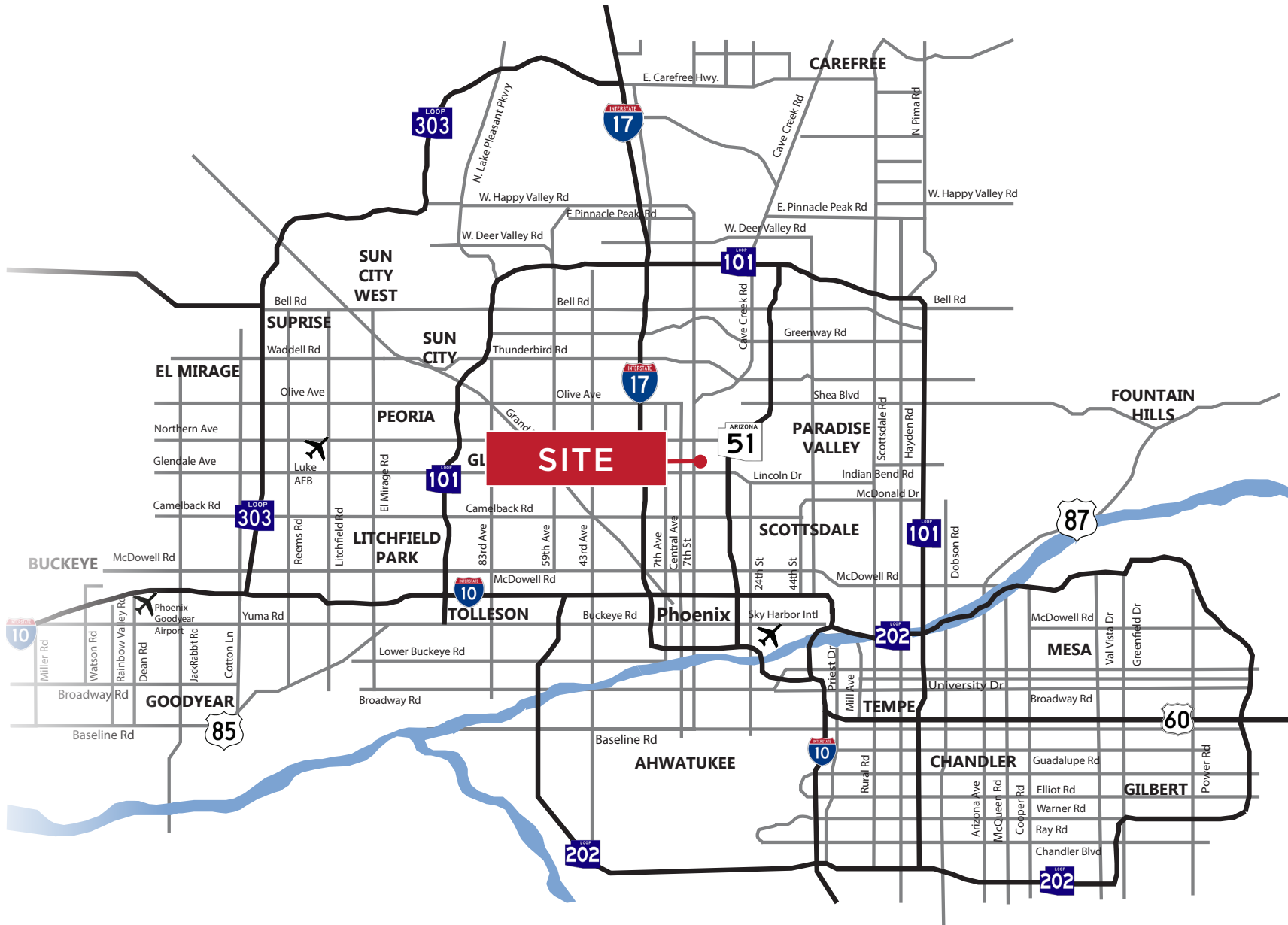
±7,000 SF





CLICK TO VIEW  
VIRTUAL TOUR

# LOCATION, LOCATION, LOCATION!!





**PHX** PHOENIX SKY HARBOR  
INTERNATIONAL AIRPORT

**HIGHWAY 143**

**MCDOWELL ROAD ±42,639 VPD**





**SITE**

**AR LO**  
276 UNITS  
VIEW  
APARTMENT  
WEBSITE

**Burlington**  
**Conn's HomePlus** **TARGET**  
**five BELOW**  
**COSTCO**  
WHOLESALE

**MCDOWELL ROAD ±42,639 VPD**

**LOOP 202 ±203,195 VPD**

**Marrriott**  
HOTELS · RESORTS · SUITES

**IRON MOUNTAIN®**  
DATA CENTERS

**HIGHWAY 143 ±24,668 VPD**

**PAPAGO BUTTES  
CORPORATE  
PLAZA**

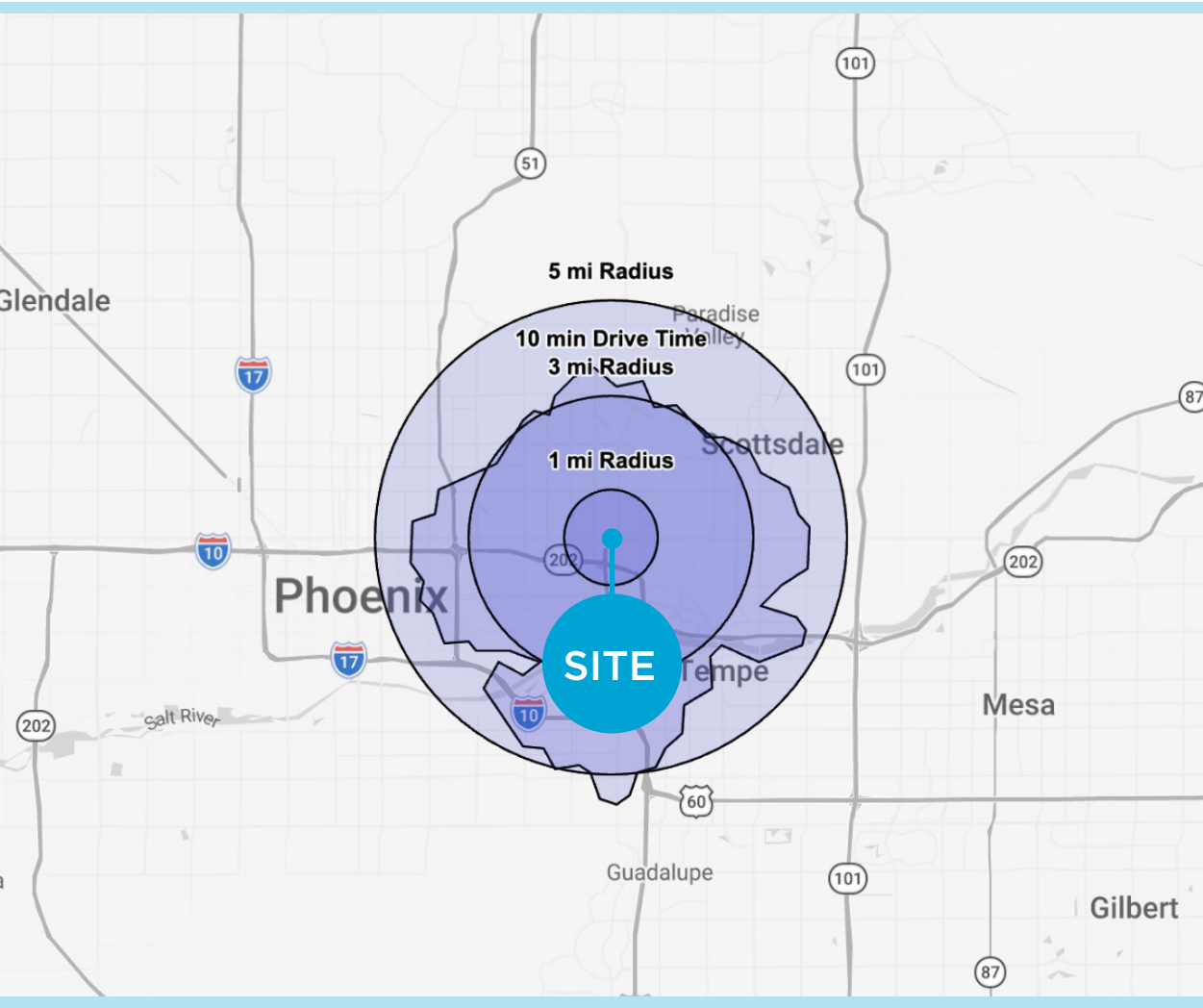
**PAPAGO PARK CENTER  
INDUSTRIAL**

**PHX** PHOENIX SKY HARBOR  
INTERNATIONAL AIRPORT

**DHL**  
EXPRESS

**LOOP 202 ±139,005 VPD**

# DEMOGRAPHICS



\*2025 Statistics from Costar.com

## POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2025	22,284	121,361	324,295
2030	23,191	126,820	340,424

## HOUSEHOLDS

YEAR	1 MILE	3 MILES	5 MILES
2025	9,355	50,329	143,217
2030	9,733	52,702	150,853

## AVERAGE INCOME

YEAR	1 MILE	3 MILES	5 MILES
2025	\$84,834	\$104,588	\$104,488

## MEDIAN HOME VALUE

YEAR	1 MILE	3 MILES	5 MILES
2025	\$441,764	\$620,965	\$602,998

## EMPLOYEES

YEAR	1 MILE	3 MILES	5 MILES
2025	11,926	63,230	279,896

## BUSINESSES

YEAR	1 MILE	3 MILES	5 MILES
2025	919	6,370	28,618

# PHOENIX OVERVIEW

## A DYNAMIC URBAN CORE

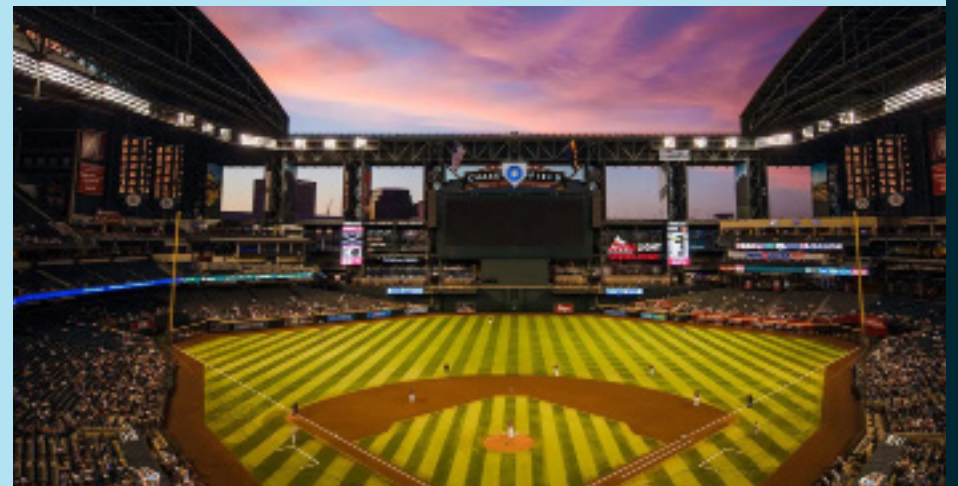
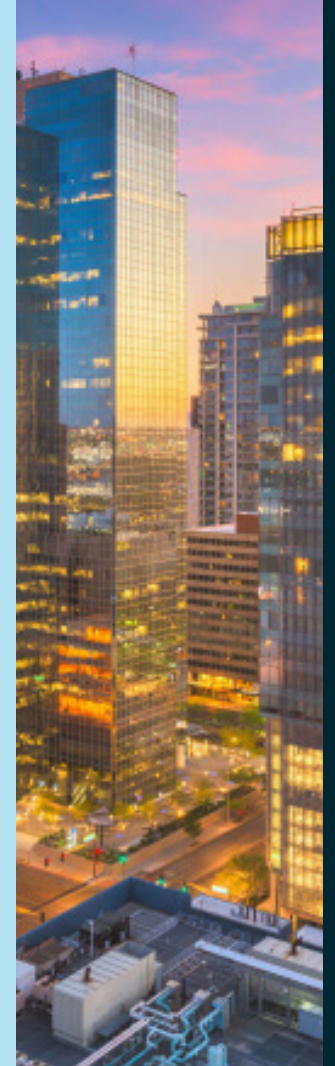
Phoenix is the vibrant center of the nation's fifth-largest city, where residential growth meets a thriving business and cultural scene. Billions in recent investment have transformed it into a hub for commerce, innovation, and community life.

## KEY ANCHORS

- Major employers and government offices
- Higher education campuses
- Expanding healthcare sector

## LIVE-WORK-PLAY DESTINATION

- Walkable streets & light rail access
- Rapid multifamily housing growth
- Vibrant dining, arts & entertainment scene
- Strong population growth & infrastructure investment fueling new development opportunities



# LEVROSE

COMMERCIAL REAL ESTATE



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