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Aerial Video

# Industrial Warehouse

4114 E Wood St | Phoenix, AZ 85060

OWNER/USER OPPORTUNITY  
**AVAILABLE FOR SALE**

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±69,326 SF Freestanding  
Building with New HVAC



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# AERIAL VIEW



E WOOD ST



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## PROPERTY SUMMARY

Property Type	Industrial Warehouse Owner/User Opportunity
Building Size	±69,326 SF
Land Size	±182,460 SF
Parcel #	124-54-028C
Zoning	I-1, City of Phoenix
Parking	82 Spaces
Truckwell	1
GL Doors	7
Clear Height	16'
HVAC	100%
Yard	±21,000 SF Potential Yard
Heavy Power	3,300 Amps / 277
<b>Sale Price</b>	<b>\$14,211,830.00</b>
<b>Price Per SF</b>	<b>\$205.00</b>



## Industrial Warehouse For Sale

This property presents an exceptional owner-user purchase opportunity near Sky Harbor International Airport at **4114 E Wood St** in Phoenix, AZ.

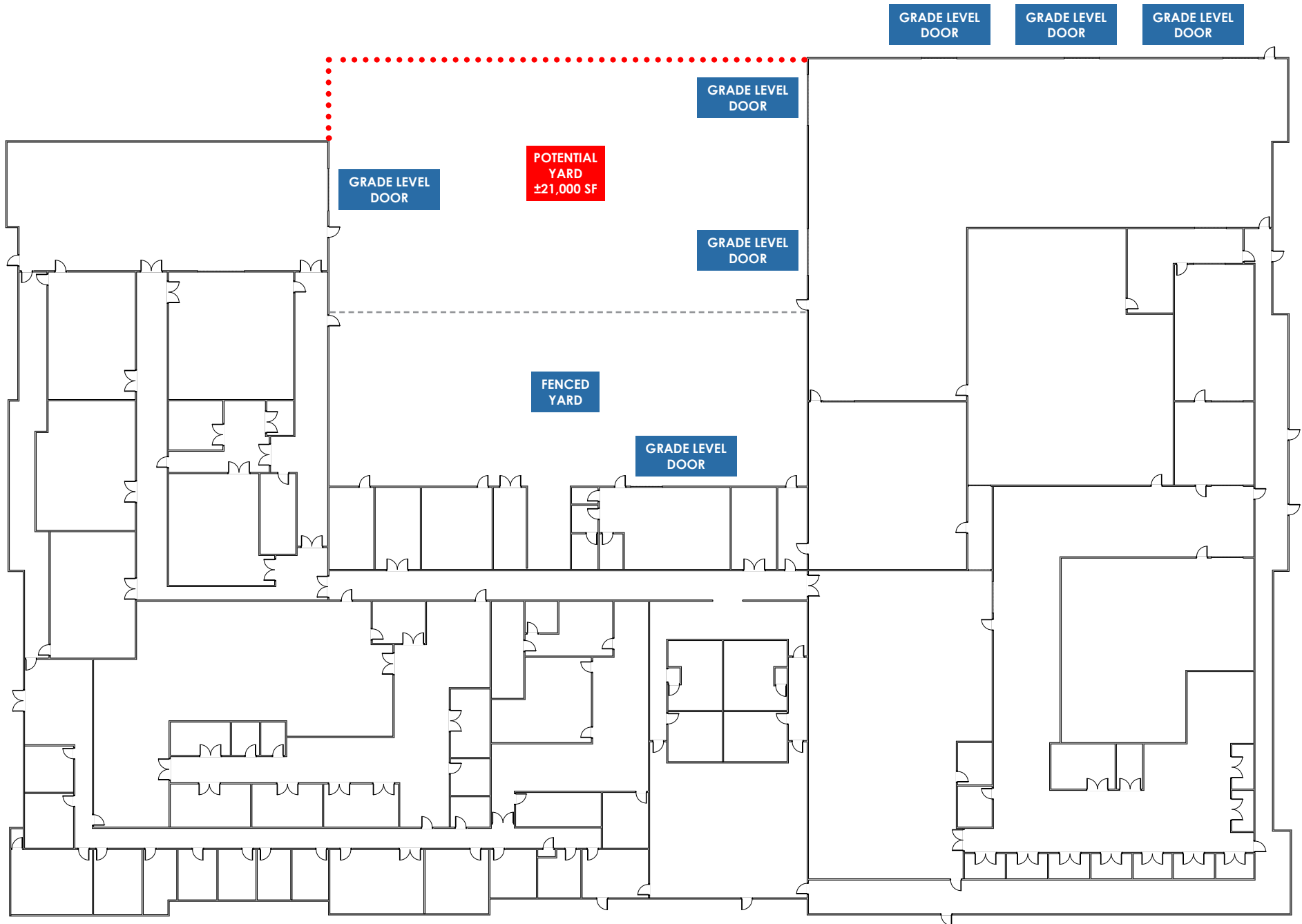
Located in an Opportunity Zone, the building is currently used for manufacturing supplements (tablets, capsules, softgels, stickpacks), and features clean rooms, laboratory, drying rooms, packaging rooms, and warehouse space.

With brand new HVAC and roof systems, this building offers peace of mind and reduced maintenance costs for years to come. Enjoy unparalleled visibility from the I-10 freeway eastbound, ensuring maximum exposure for your business. Ample parking accommodates employees and visitors with ease. The expansive loading and yard area provides flexibility for a variety of industrial uses, while two convenient ingress/egress points on E Wood St facilitate smooth traffic flow.

Capitalize on this rare chance to acquire a turnkey property with modern infrastructure and a highly desirable location.



# FLOOR PLAN



# INDUSTRIAL INTERIOR PHOTOS



# OFFICE INTERIOR PHOTOS



# MULTIPLE LOADING OPTIONS



# PROMINENT I-10 FRONTAGE





