



# WAREHOUSE/FLEX SPACE AVAILABLE FOR LEASE

3650 N 40<sup>TH</sup> AVE | PHOENIX, AZ 85019



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | [www.cplaz.com](http://www.cplaz.com)

## Property Summary

Address	3650 N 40th Ave Phoenix, AZ 85019
Property Type	Industrial/Flex Warehouse Space
Lot Size	±46,609 SF
Parcel #	107-21-070A
Frontage	40th Ave

## Availability

Suite 1	±1,752 SF	\$2,628.00/mo NNN
Suite 9	±1,200 SF	\$1,800.00/mo NNN
Suite 11	±3,800 SF	\$3,800.00/mo NNN
Suite 13	±4,050 SF	\$3,847.50/mo NNN

For More Information, Please Contact:

**Tyson Breinholt**

D 480.966.7513  
M 602.315.7131

tbreinholt@cpi.az.com

**Cliff Jenkins**

D 480.634.2332  
M 480.888.6017

cjenkins@cpi.az.com

**Caleb Allen**

D 480.621.3290  
M 480.622.4174

callen@cpi.az.com

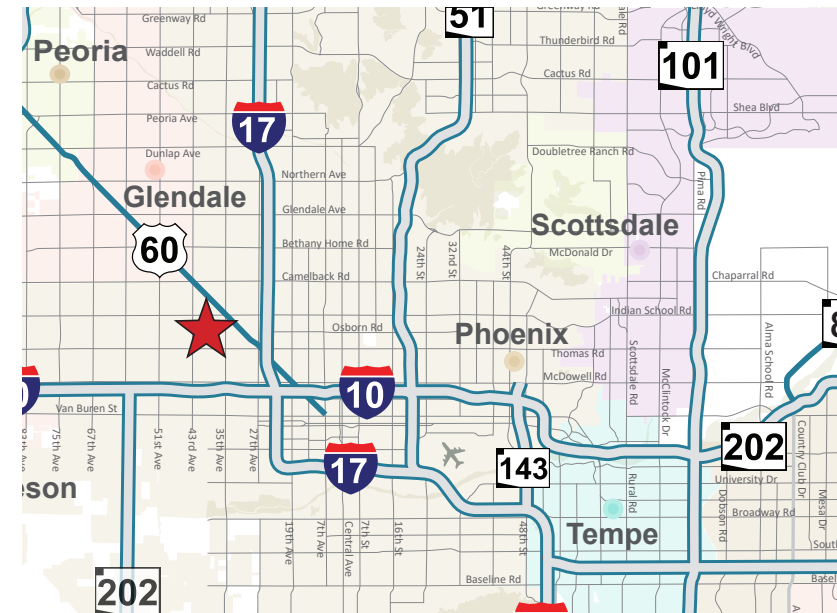
The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should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

01 09 26









For More Information, Please Contact:

**Tyson Breinholt**  
D 480.966.7513  
M 602.315.7131  
tbreinholt@cpiaz.com

**Cliff Jenkins**  
D 480.634.2332  
M 480.888.6017  
cjenkins@cpiaz.com

**Caleb Allen**  
D 480.621.3290  
M 480.622.4174  
callen@cpiaz.com