

SALE OR LEASE: 22,888 SF SINGLE TENANT HEAVY POWER INDUSTRIAL BUILDING

2836 S. 49th Ave. | Phoenix, AZ 85043



PROPERTY HIGHLIGHTS

- ±22,888 SF on 1.03 AC
- 2,400 AMPS, 277/480V
- ±1,200 SF Office
- 20 Surface Parking Spaces
- 18' Clear Height
- A-1 City of Phoenix Zoning
- 1 Truckwell
- APN: 104-44-012B
- 3 Grade Level Doors
 - 1 x 12'x14' Grade Level Door
 - 2 x 20'x14' Grade Level Doors



Steve Mardian

Director
+1 602 224 4460
steve.mardian@cushwake.com

Nik Vallens

Director
+1 949 981 7725
nik.vallens@cushwake.com

Gary Anderson

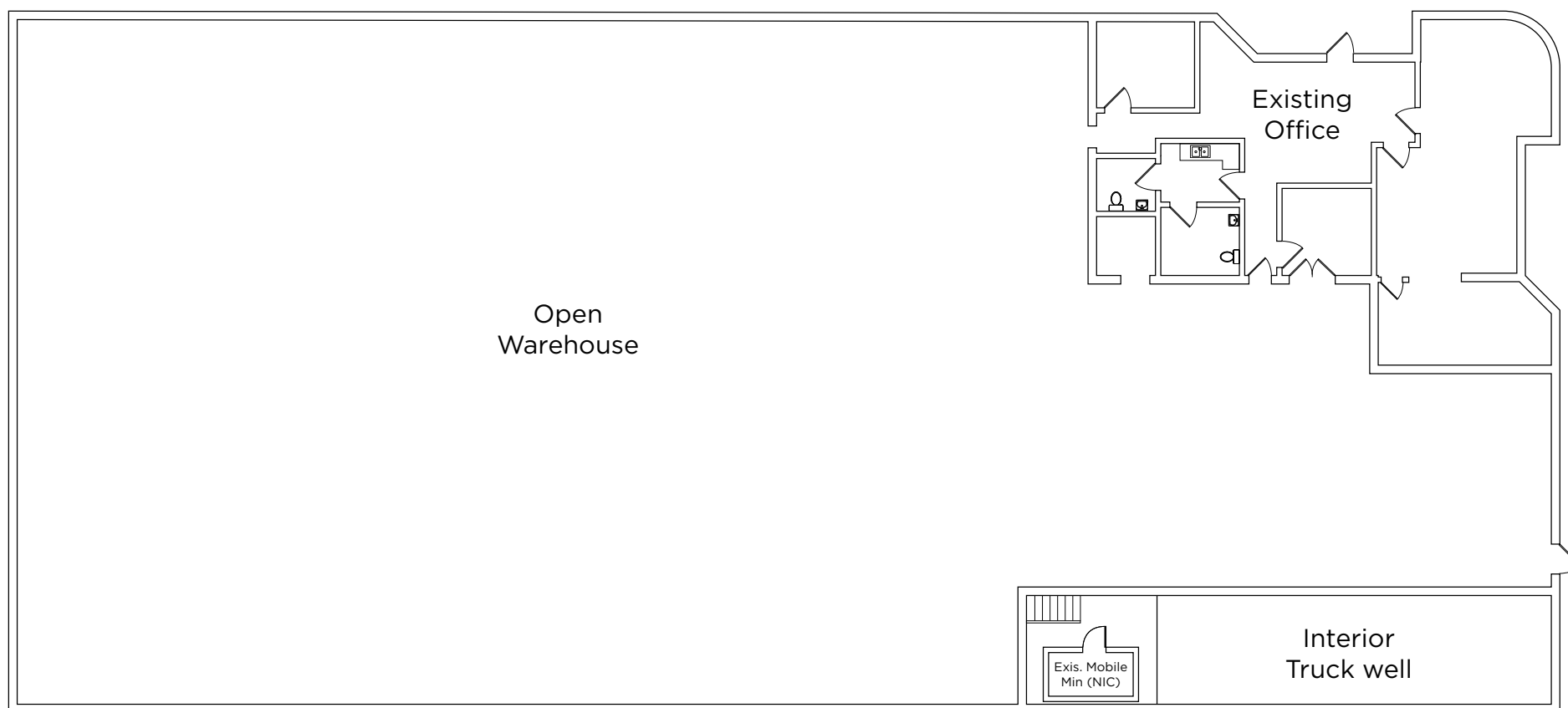
Managing Director
+1 602 224 4439
gary.anderson@cushwake.com

2555 East Camelback Road
Suite 400
Phoenix, AZ 85016
Direct +1 602 954 9000
Fax +1 602 468 8588

 **CUSHMAN & WAKEFIELD**
cushmanwakefield.com

SALE OR LEASE: 22,888 SF SINGLE TENANT HEAVY POWER INDUSTRIAL BUILDING

2836 S. 49th Ave. | Phoenix, AZ 85043

**Steve Mardian**

Director
+1 602 224 4460
steve.mardian@cushwake.com

Nik Vallens

Director
+1 949 981 7725
nik.vallens@cushwake.com

Gary Anderson

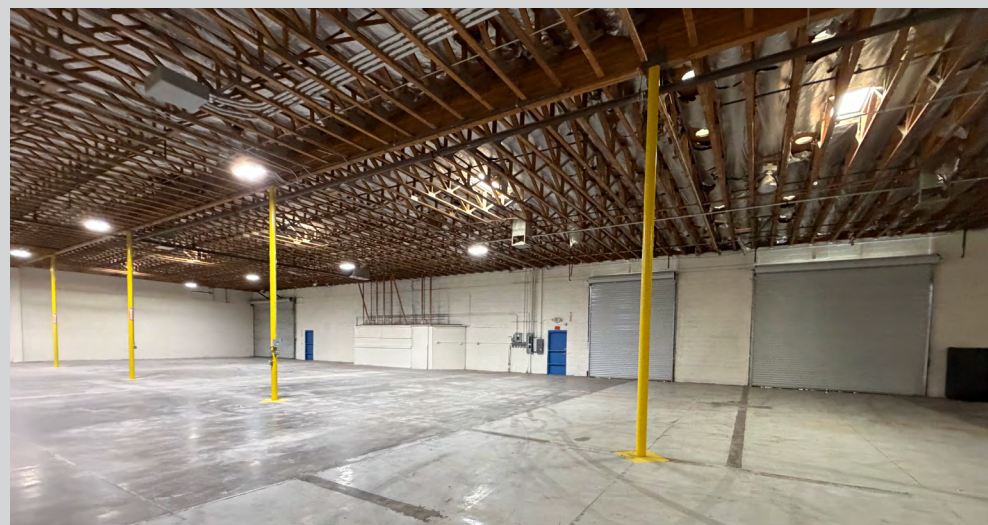
Managing Director
+1 602 224 4439
gary.anderson@cushwake.com

2555 East Camelback Road
Suite 400
Phoenix, AZ 85016
Direct + 1 602 954 9000
Fax +1 602 468 8588

 **CUSHMAN & WAKEFIELD**
cushmanwakefield.com

SALE OR LEASE: 22,888 SF SINGLE TENANT HEAVY POWER INDUSTRIAL BUILDING

2836 S. 49th Ave. | Phoenix, AZ 85043



Steve Mardian

Director
+1 602 224 4460
steve.mardian@cushwake.com

Nik Vallens

Director
+1 949 981 7725
nik.vallens@cushwake.com

Gary Anderson

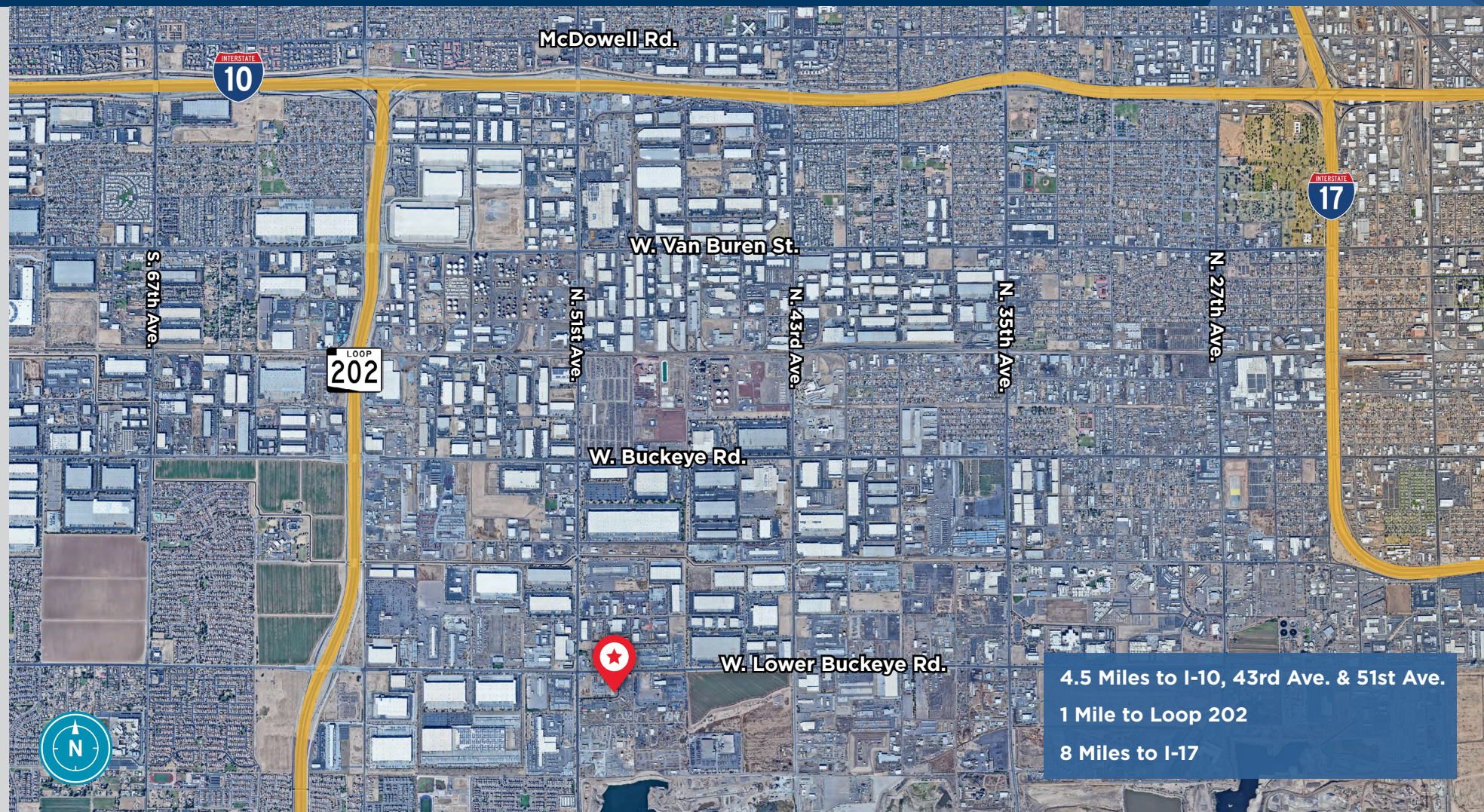
Managing Director
+1 602 224 4439
gary.anderson@cushwake.com

2555 East Camelback Road
Suite 400
Phoenix, AZ 85016
Direct +1 602 954 9000
Fax +1 602 468 8588

 **CUSHMAN & WAKEFIELD**
cushmanwakefield.com

SALE OR LEASE: 22,888 SF SINGLE TENANT HEAVY POWER INDUSTRIAL BUILDING

2836 S. 49th Ave. | Phoenix, AZ 85043



Steve Mardian

Director

+1 602 224 4460

steve.mardian@cushwake.com

Nik Vallens

Director

+1 949 981 7725

nik.vallens@cushwake.com

Gary Anderson

Managing Director

+1 602 224 4439

gary.anderson@cushwake.com

2555 East Camelback Road

Suite 400

Phoenix, AZ 85016

Direct +1 602 954 9000

Fax +1 602 468 8588



cushmanwakefield.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.