

**3375 S 40TH ST
PHOENIX, AZ 85040**



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PROPERTY DETAILS

SALE PRICE:

\$998,000 (\$30.35/SF)

LOT SIZE:

±32,885 SF
(±0.75 AC)

PARCEL:

124-50-026

ZONING:

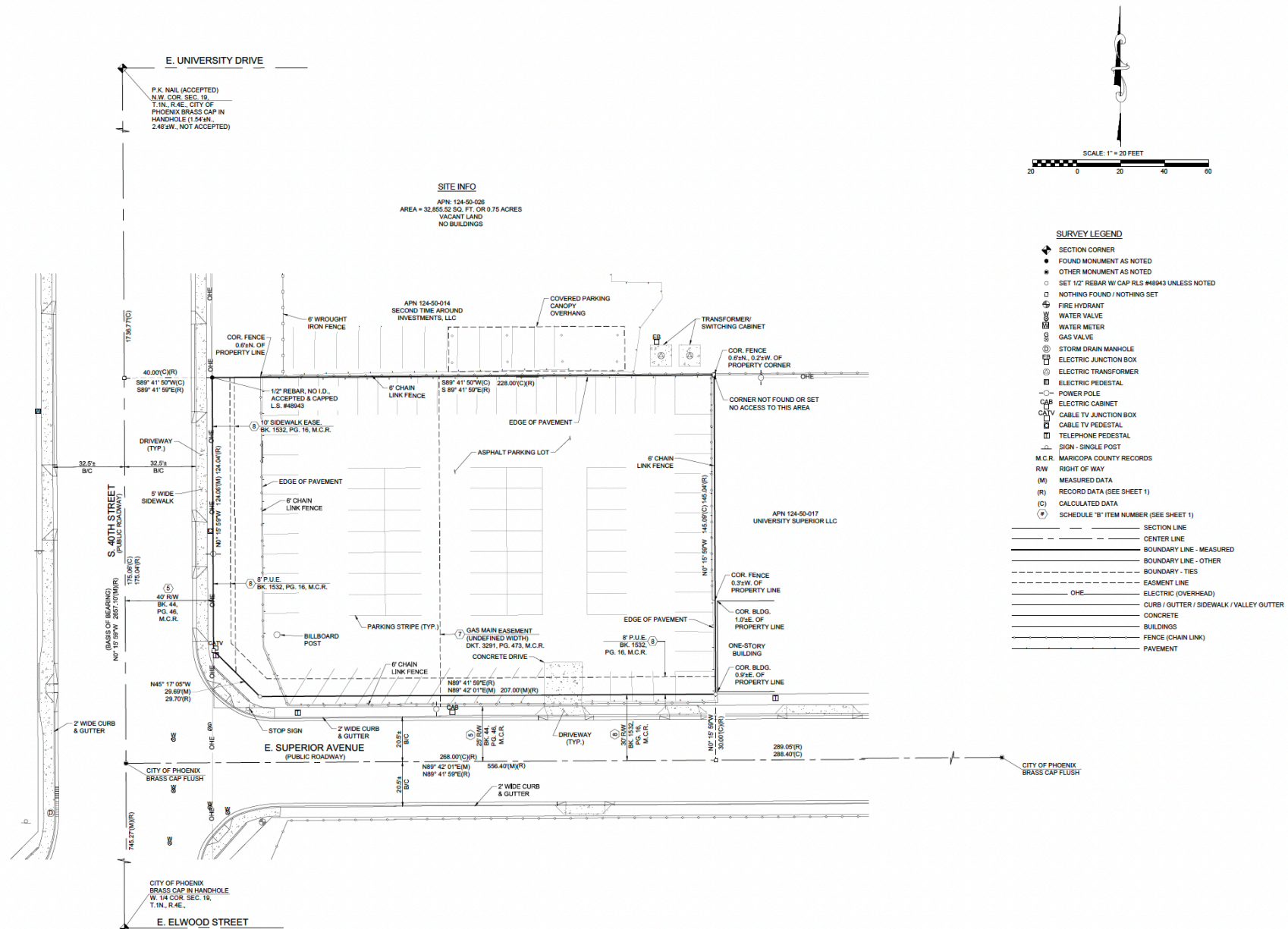
A-1, Light Industrial

PROPERTY HIGHLIGHTS:

- 1/2 Mile to Phoenix Sky Harbor International Airport
- A-1 Light Industrial Zoning
- ABC Base Ground Covering
- Fully Fenced Lot
- Income Generating Billboard



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.



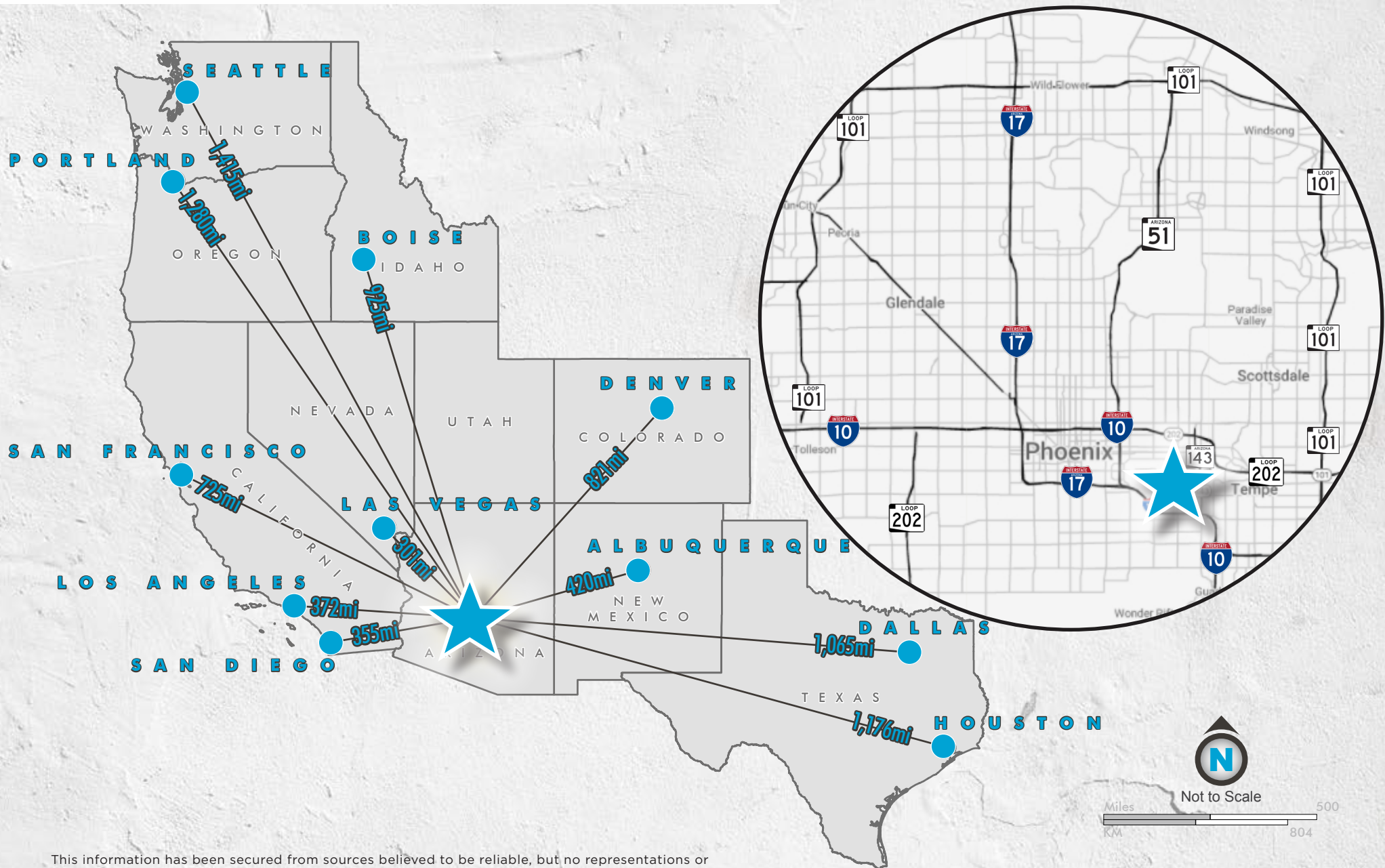
AERIAL OVERVIEW



PROPERTY PHOTOS



WESTERN U.S. LOGISTICS MAP



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PHOENIX CITY OVERVIEW

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1.6M +
TOTAL POPULATION



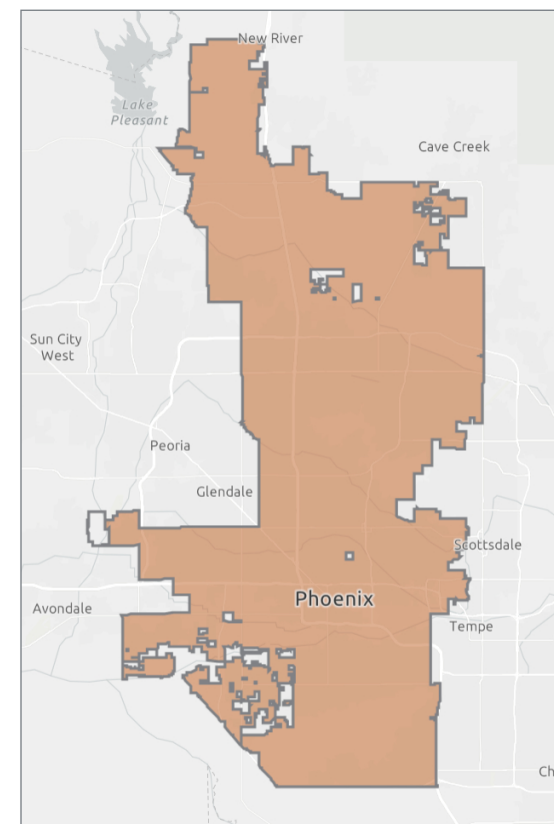
\$77K +
AVG HH INCOME

SOUTHWEST MEGACITY POWERING ARIZONA'S ECONOMY

Phoenix, the fifth largest city in the U.S. with a 2025 population of 1,673,164, continues to grow as a major regional anchor. With robust infrastructure, a diversified employer base, and access to global markets, Phoenix is consistently ranked among the top metros for business expansion. New developments and population inflows are fueling growth in nearly every asset class.

MEGAPROJECTS & INSTITUTIONAL CAPITAL INFLOW

Phoenix is undergoing a surge of marquee development. TSMC's \$165 billion "Halo Vista" semiconductor complex is expected to generate 10,000 new jobs, while the Central Station mixed use tower will redefine Downtown by late 2025. Phoenix also continues to see strong home-buyer activity, with the median home price reaching \$457,998 in April 2025.



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