

INDUSTRIAL/FLEX &  
OFFICE SPACES FOR LEASE

# 1 Forty3 BUSINESS PARK



**NEWMARK**

4820-4926 E McDowell Road | Phoenix, AZ 85008

# FEATURES

±107,836 SF complex containing both pure office and combination office/warehouse space



100% HVAC Warehouse Units Available



IND PK Zoning, Phoenix



49,775 VPD  
E McDowell Rd



Units ranging from 30% - 100% Office

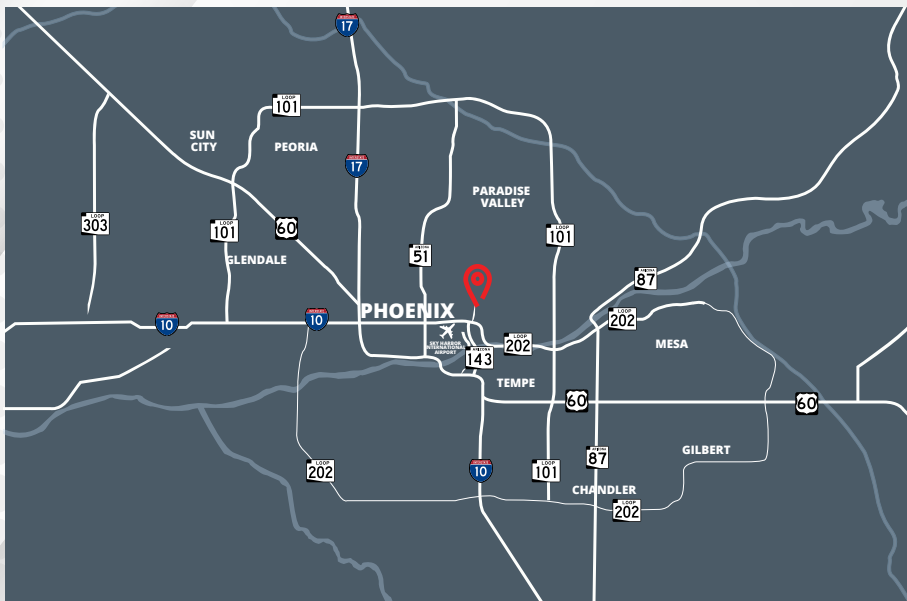


Grade Level Doors



Building Signage Available

**IForty3 Business Park offers prime visibility on East McDowell Road, just minutes from Phoenix Sky Harbor International Airport.**



Easy Access to Main commuting arteries

**0.3**

Miles From  
SR-143

**1.0**

Miles From  
Loop 202

**4.0**

Miles From  
I-10 & SR-51

# AVAILABLE UNITS



Bldg/Unit	Square Feet
4926 - #104	±1,127 SF
4926 - #106	±3,314 SF
4836 - #103	±3,790 SF
4820 - #100	±3,278 SF
4820 - #101	±1,786 SF
4820 - #102	±3,695 SF

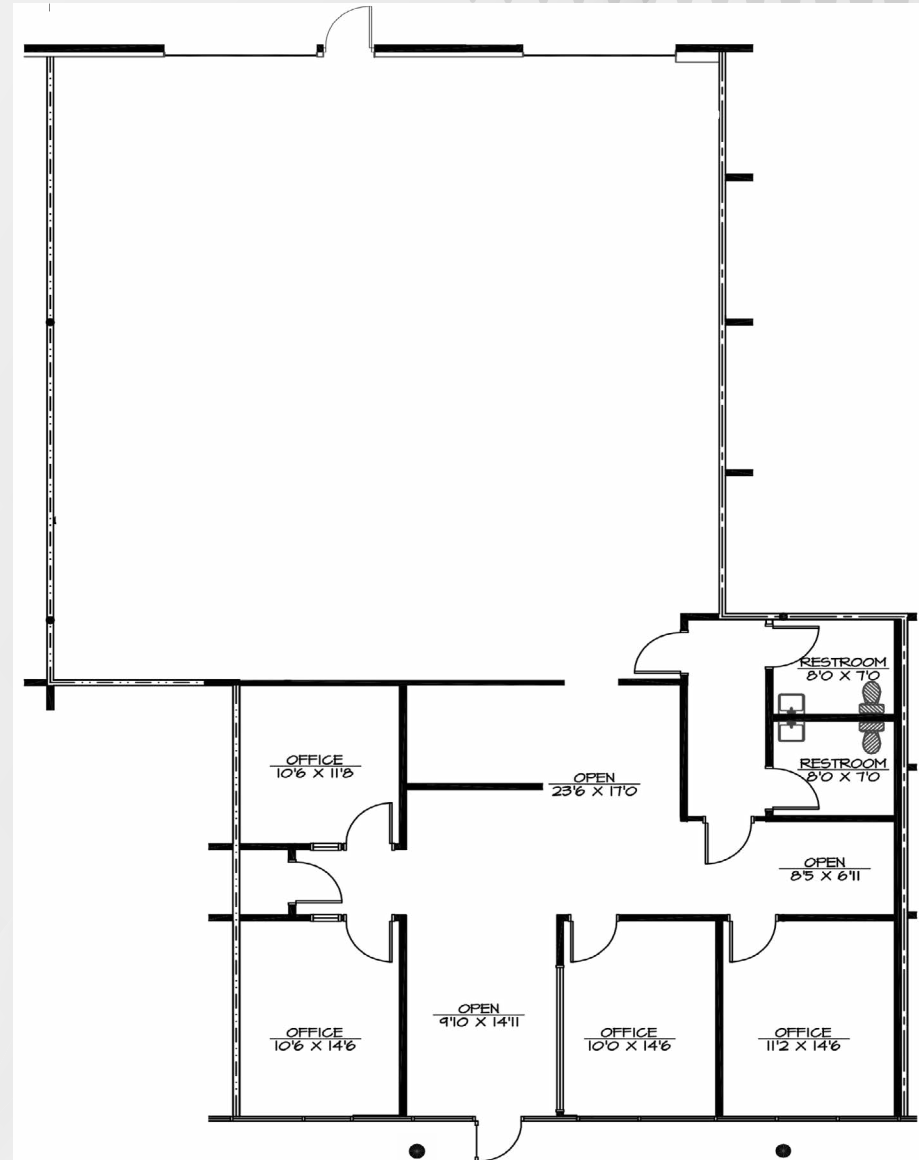
# BUILDING 4836

Unit #103 available now

**±3,790 SF**



CLICK TO TAKE  
VIRTUAL TOUR



# BUILDING 4926

Unit #104 available now

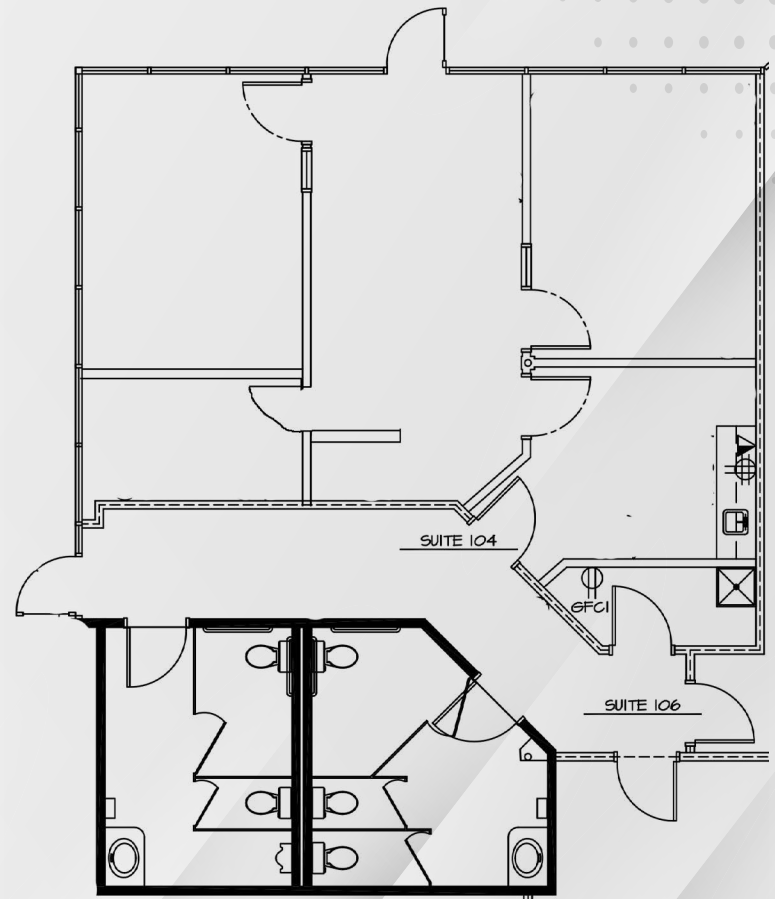
## ±1,127 SF

Office Space with common area restrooms



CLICK TO TAKE  
VIRTUAL TOUR

1 month free per year signed  
(3 year minimum)



# BUILDING 4926

Unit #106 available now

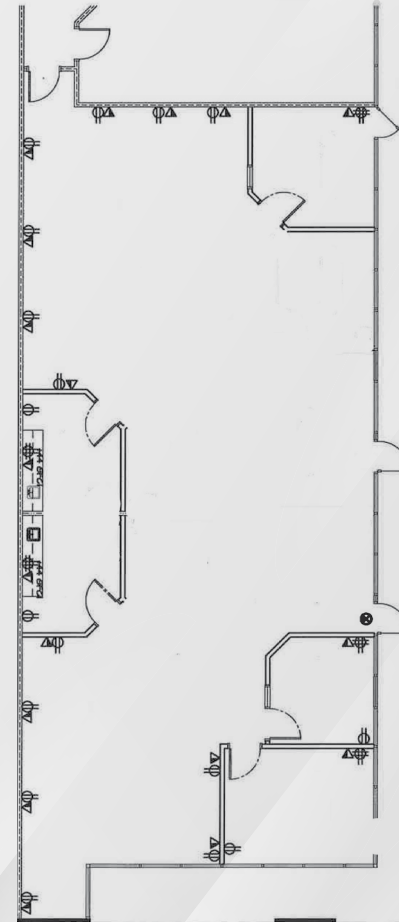
## ±3,314 SF

Office Space with common area restrooms



CLICK TO TAKE  
VIRTUAL TOUR

1 month free per year signed  
(3 year minimum)



# BUILDING 4820

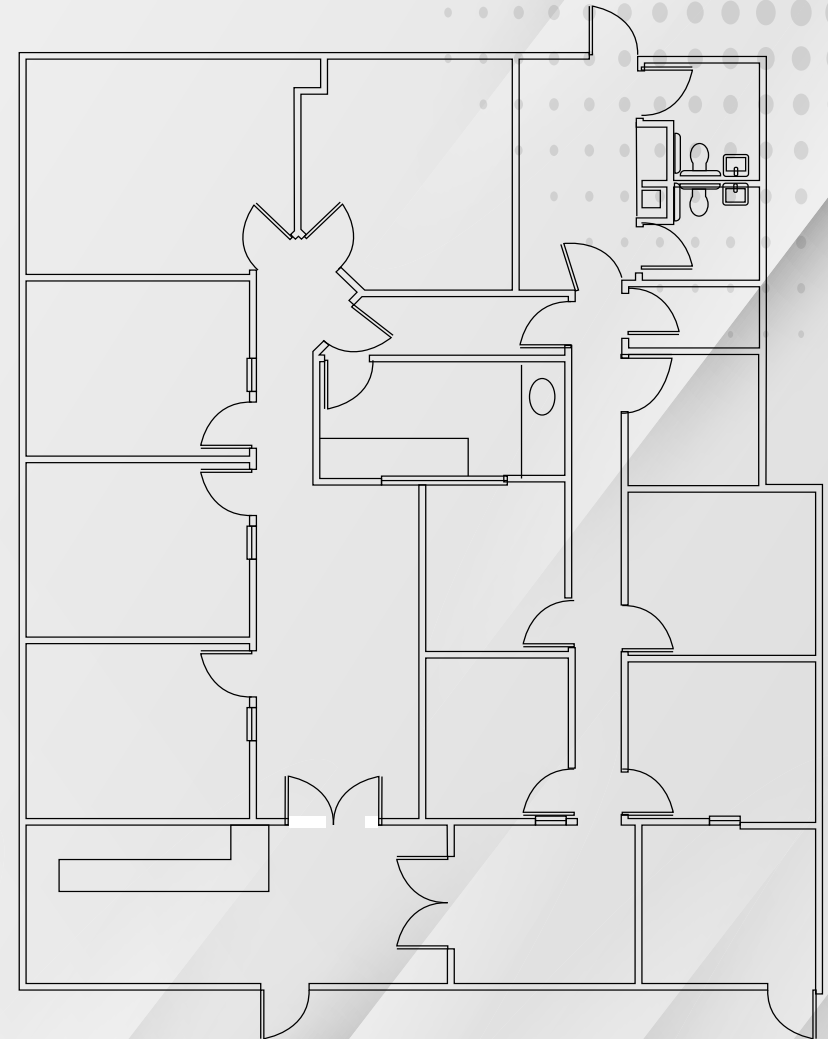
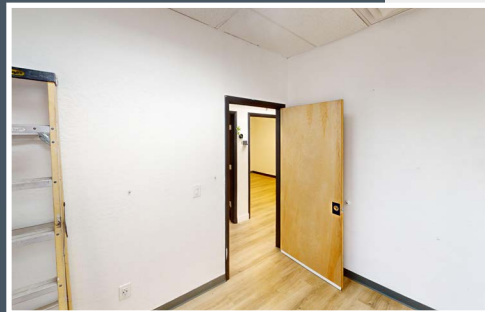
Unit #100 available now

**±3,278 SF**

Fully built out salon suites with private restrooms



**CLICK TO TAKE  
VIRTUAL TOUR**



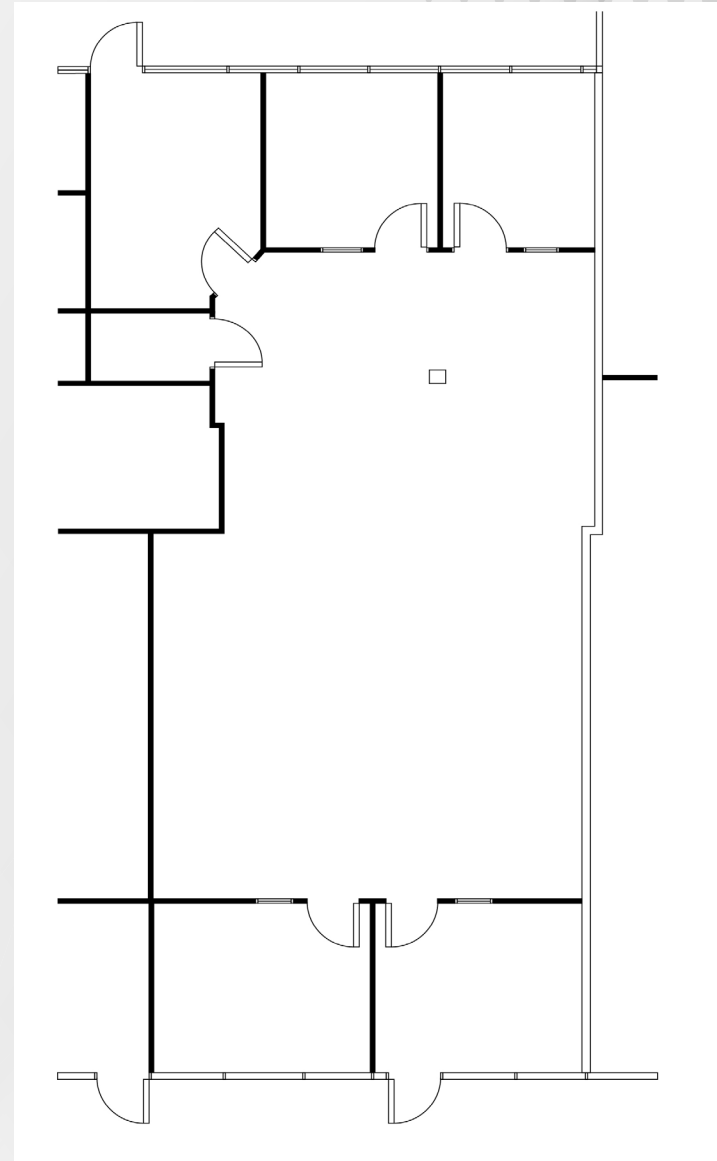
# BUILDING 4820

Unit #101

**±1,786 SF**



CLICK TO TAKE  
VIRTUAL TOUR



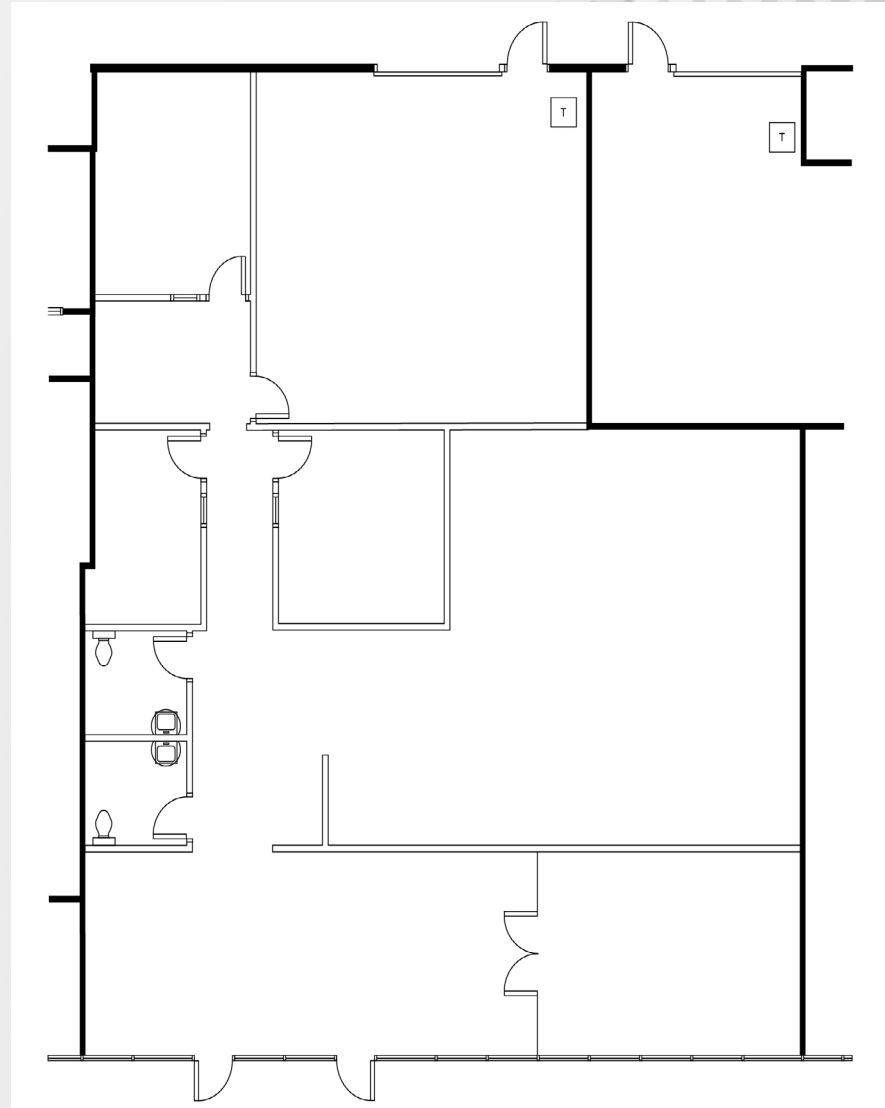
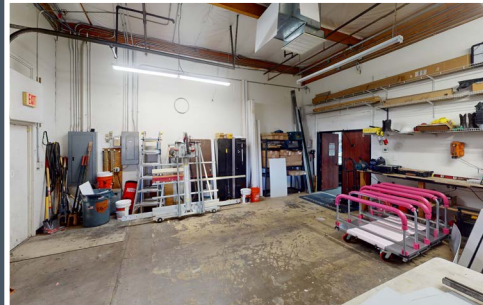
# BUILDING 4820

Unit #102

**±3,695 SF**



CLICK TO TAKE  
VIRTUAL TOUR



# SCOTT INDUSTRIAL TEAM

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**NEWMARK**

**1Forty3**  
BUSINESS PARK