

# ELWOOD INDUSTRIAL PARK



## INDUSTRIAL FOR LEASE

4202 E ELWOOD ST | PHOENIX | ARIZONA | 85040

FOR MORE INFORMATION,  
PLEASE CONTACT:

### THE LEROY BREINHOLT TEAM

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D 480.214.1105

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### COMMERCIAL PROPERTIES INC.

2323 W University Dr

Tempe, AZ, 85281

www.cpiaz.com

## PROPERTY FEATURES

- ±127,875 SF – Multi-Tenant Industrial Park
- Centralized location with easy access to I-10, SR-143, & Sky Harbor International Airport
- Fully Sprinklered
- EVAP Cooled Warehouses
- 200-400A, 120/208V Power
- Some Unit Have Access to Truckwell
- Frontage on E Elwood St



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.

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# ELWOOD INDUSTRIAL PARK

## SITE PLAN

UNDER NEW OWNERSHIP



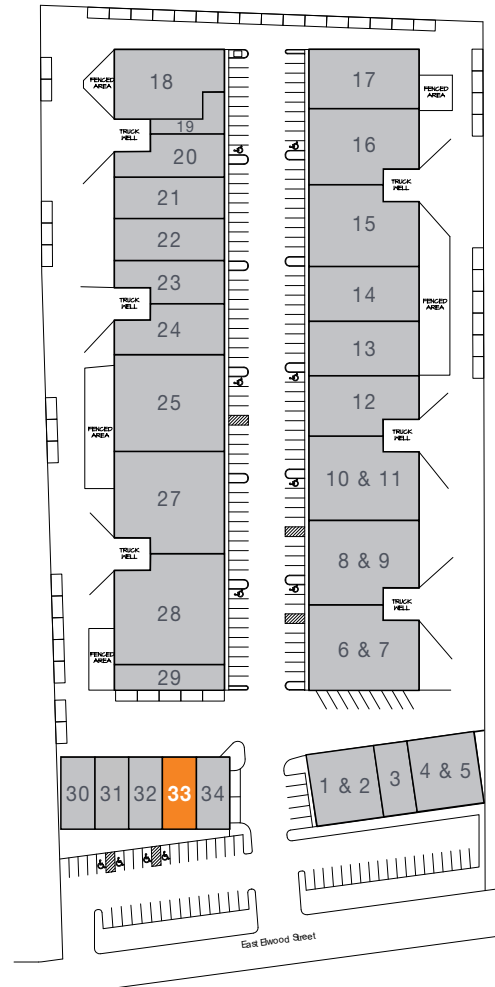
**SE Building - ±10,145 SF**  
Suites 1 - 5

**NE Building - ±50,436 SF**  
Suites 6 - 17

**NW Building - ±56,659 SF**  
Suites 18 - 29

**SW Building - ±10,635 SF**  
Suites 30 - 34

■ AVAILABLE
 ■ OCCUPIED



### AVAILABILITIES

SUITE	SF	OFFICE %	OFFICE LAYOUT
33	±2,045	50%	Reception, 3 Offices, Bullpen, Break Room, Restroom, (1) GL Door

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Locally Owned. Globally Connected. CORFAC

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

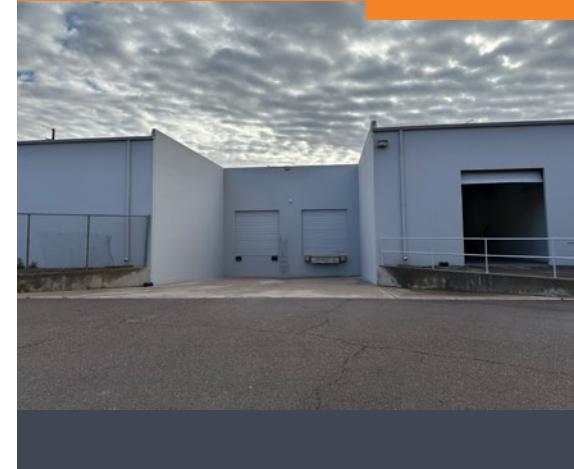
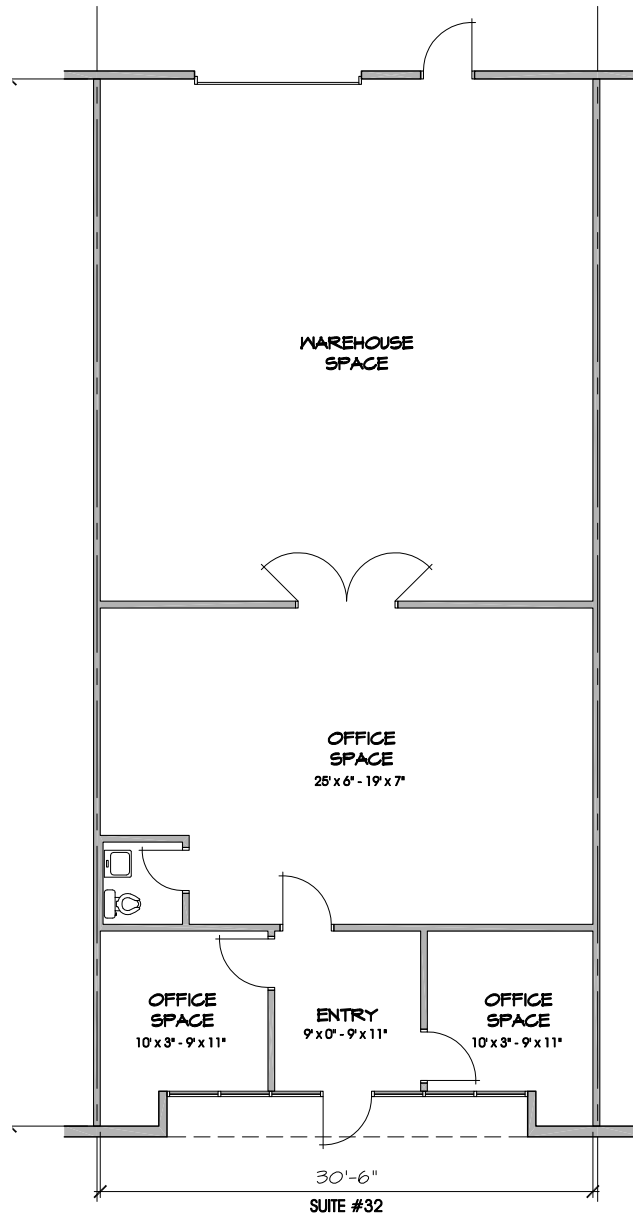
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# ELWOOD INDUSTRIAL PARK

SUITE 33 (±2,045 SF)

UNDER NEW OWNERSHIP



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# ELWOOD INDUSTRIAL PARK

## AMENITIES & IMPROVEMENTS

UNDER NEW OWNERSHIP



### NEARBY AMENITIES

- Sky Harbor International Airport
- Arizona State University
- Close to Downtown Phoenix
- Easy Access to I-10 Freeway

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NEARBY AMENITIES