

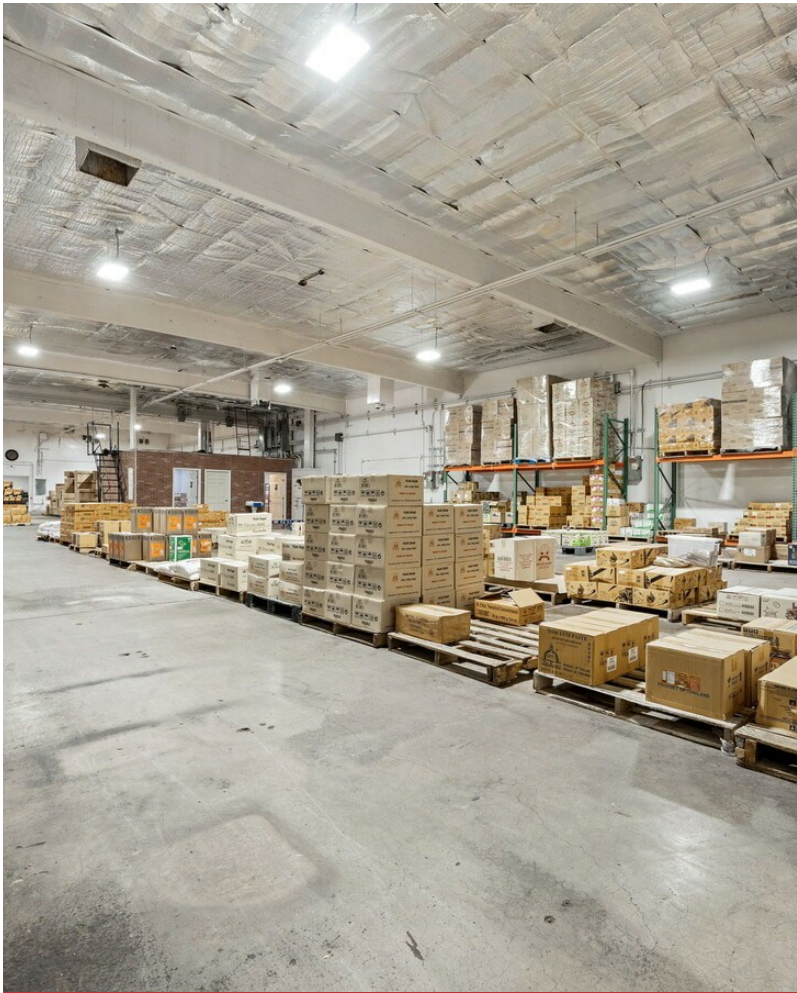
4239 N 40th Ave

4239 N 40th Ave, Phoenix, AZ 85019



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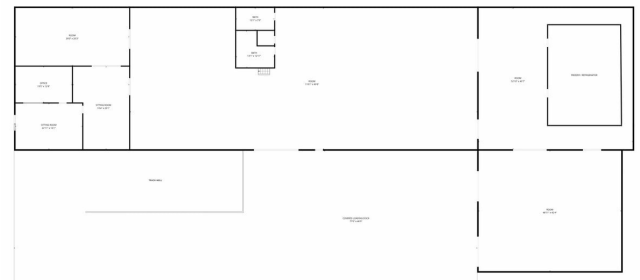


4239 N 40th Ave

\$2,699,000

TREMENDOUS OPPORTUNITY AND VALUE! Almost 16,000 sq ft under roof! Apprx 12K sq ft interior space and apprx 3,600 sq ft loading bay. Huge warehouse space in strategic Phoenix location is impossible to find. Clean Phase 1 Environmental in July 2023. 2 bay covered semi loading dock with (2) 12 x 12 rolling doors and (1) 12 x 16 sliding door. Fenced parking - 8 spaces. Property is perimeter fenced as well. Complete interior insulation installed - 2023. Commercial kitchen with both a 20 x 25 walk-in freezer and 20 x 25 walk-in cooler. Office Space! Retail Space! Showroom Space! (2) restrooms - ladies room has a shower and washer / dryer. This property is clean, clean, clean. ** WATCH VIDEO! ** Security system w/ cameras. Outstanding location! Easy access to I-17, Hwy 60 and I-10....

- Newly Insulated Warehouse
- Walk-In Cooler and Freezer
- Fenced Parking
- Two Bay Loading Dock
- 3600 Sq Ft Cover Loading Dock



TOTAL: 3162 sq. ft.
FLOOR 1: 3162 sq. ft.
EXCLUDED AREAS: ROOM: 9460 sq. ft, COVERED LOADING DOCK: 3594 sq. ft, WALLS: 306 sq. ft.

Price: \$2,699,000

Property Type: Industrial

Property Subtype: Warehouse

Building Class: C

Sale Type: Owner User

Lot Size: 0.59 AC

Gross Building Area: 12,992 SF

Rentable Building Area: 12,992 SF

No. Stories: 1

Year Built: 1970

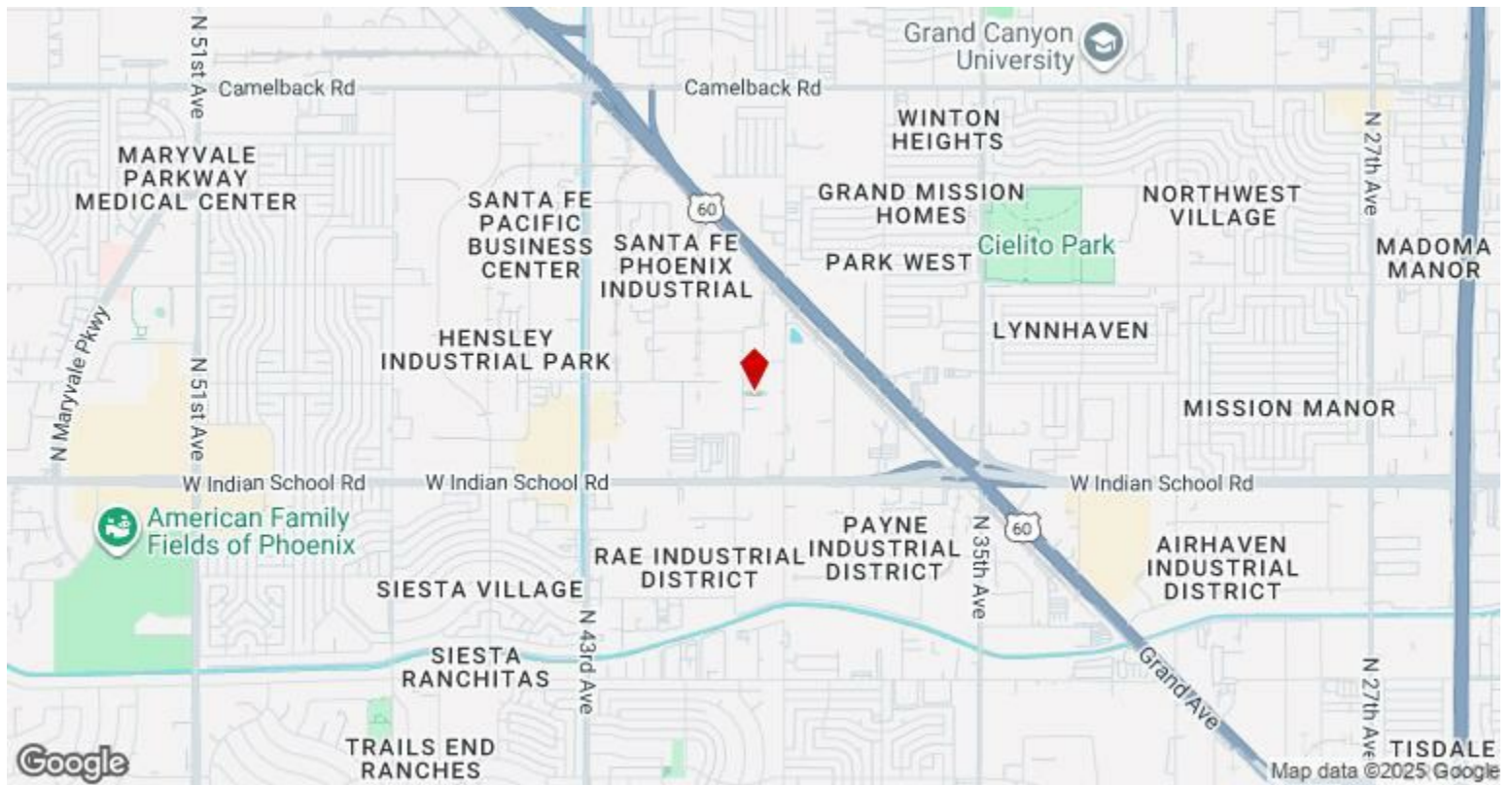
Tenancy: Single

Parking Ratio: 0.77/1,000 SF

Clear Ceiling Height: 14 FT

No. Dock-High Doors/Loading: 2

Zoning Description: A-2, Phoenix



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Property Photos



Property Photos



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Property Photos



36-web-or-mls-4239 N 40th Ave-27



37-web-or-mls-4239 N 40th Ave-28

Property Photos



38-web-or-mls-4239 N 40th Ave-29



39-web-or-mls-4239 N 40th Ave-30

Property Photos



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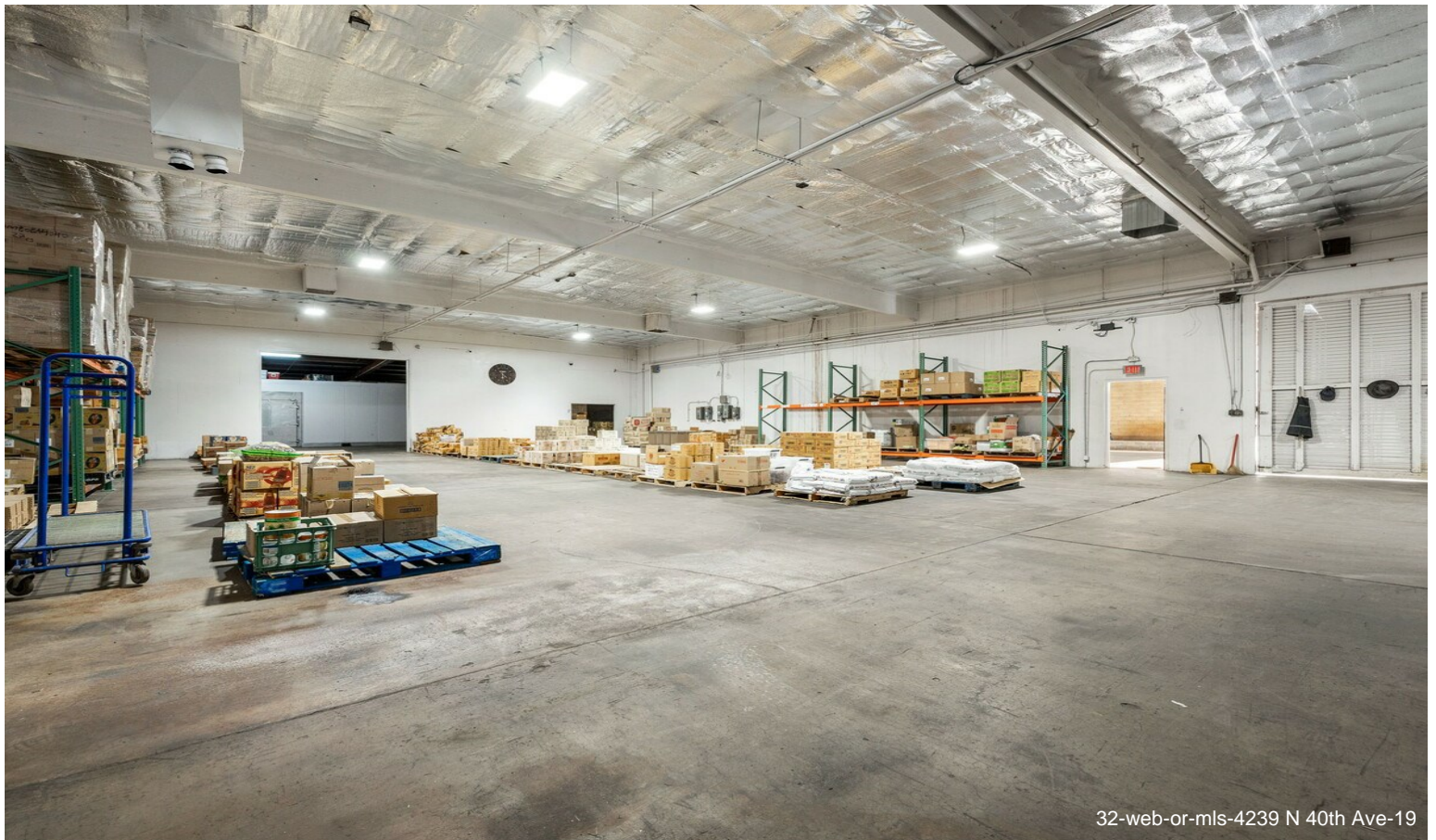




Property Photos



31-web-or-mls-4239 N 40th Ave-18



32-web-or-mls-4239 N 40th Ave-19

Property Photos



33-web-or-mls-4239 N 40th Ave-24



33-web-or-mls-4239 N 40th Ave-41

Property Photos



20-web-or-mls-4239 N 40th Ave-35

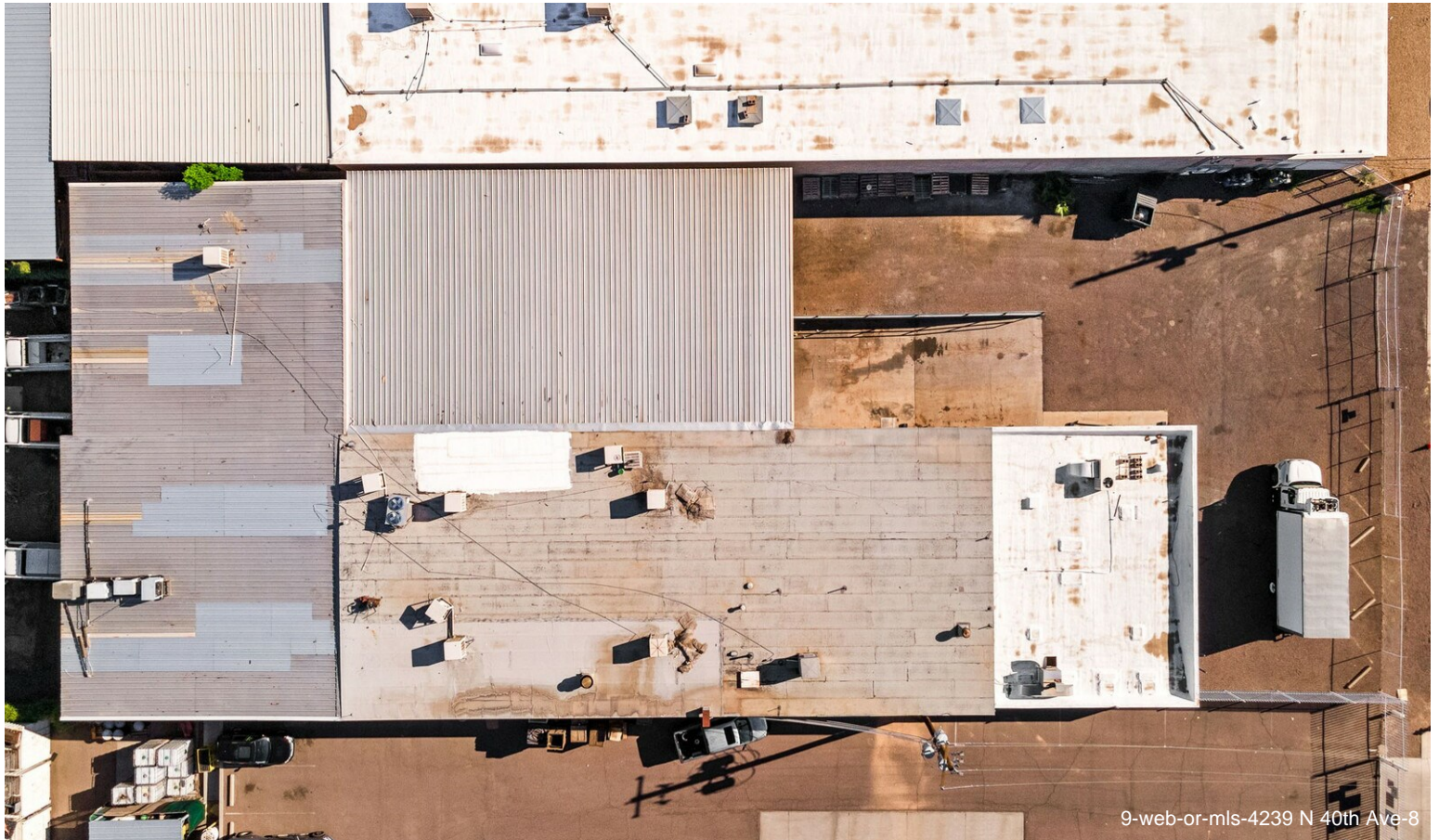


24-web-or-mls-4239 N 40th Ave-43

Property Photos



25-web-or-mls-4239 N 40th Ave-20



9-web-or-mls-4239 N 40th Ave-8

Property Photos



10-web-or-mls-4239 N 40th Ave-11



11-web-or-mls-4239 N 40th Ave-10

Property Photos



Property Photos



Property Photos



Property Photos



1-web-or-mls-4239 N 40th Ave-9



2-web-or-mls-4239 N 40th Ave-1

Property Photos



Property Photos



An aerial photograph of a large industrial building with a flat roof. The roof is covered with various equipment, including HVAC units, pipes, and other mechanical components. There are several workers visible on the roof, some standing and others working on the equipment. The building is surrounded by a paved area with parked vehicles, including a white truck and several cars. In the background, there are other industrial structures and a fence line. The overall scene depicts a busy industrial facility.

