



# FREESTANDING WAREHOUSE / SHOWROOM FOR SALE AND LEASE

1805 E MCDOWELL RD | PHOENIX, AZ 85006

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# OFFERING SUMMARY

This freestanding ±30,047 SF building offers a rare combination of showroom, warehouse, and functional industrial space in the heart of Central Phoenix. Situated on ±1.39 acres with McDowell Road frontage, the property is ideal for owner-users or tenants seeking high visibility and flexible use. Features include a large retail showroom with drive-thru access, 21' clear height, three grade-level doors, one truckwell, fire sprinklers, mezzanine, and warehouse cooling via swamp coolers. The property is equipped with 1,200A (120/208V, 3-Phase) and 400A (120/240V, 3-Phase) power (buyer/tenant to verify). Recent improvements include a new roof (2020), new electrical in the east warehouse (2001), fresh exterior paint, and asphalt sealing. Zoned C-2 and located in an Opportunity Zone, the building is available for sale at \$6,220,000 (\$207/SF) or for lease at \$1.10/SF NNN, with occupancy possible as early as January 1, 2026 (current lease expires March 11, 2026).


## PROPERTY HIGHLIGHTS

- Current lease expires March 11th, 2026 (could be available as soon as January 1st, 2026)
- Drive-thru and large showroom for retail sales
- 21' clear height
- Fire sprinklers
- Three (3) grade level doors (two are 12'x10' & one is 10'x10')
- One (1) truckwell
- Power: 1200A, 120/208V, 3-Phase & 400A, 120/240V, 3-Phase (Buyer/Tenant to confirm)
- Swamp coolers in warehouse
- Skylights in warehouse
- Mezzanine
- Roof replaced in 2020
- Brand new paint and asphalt seal
- New electrical in 2001
- Located in an Opportunity Zone





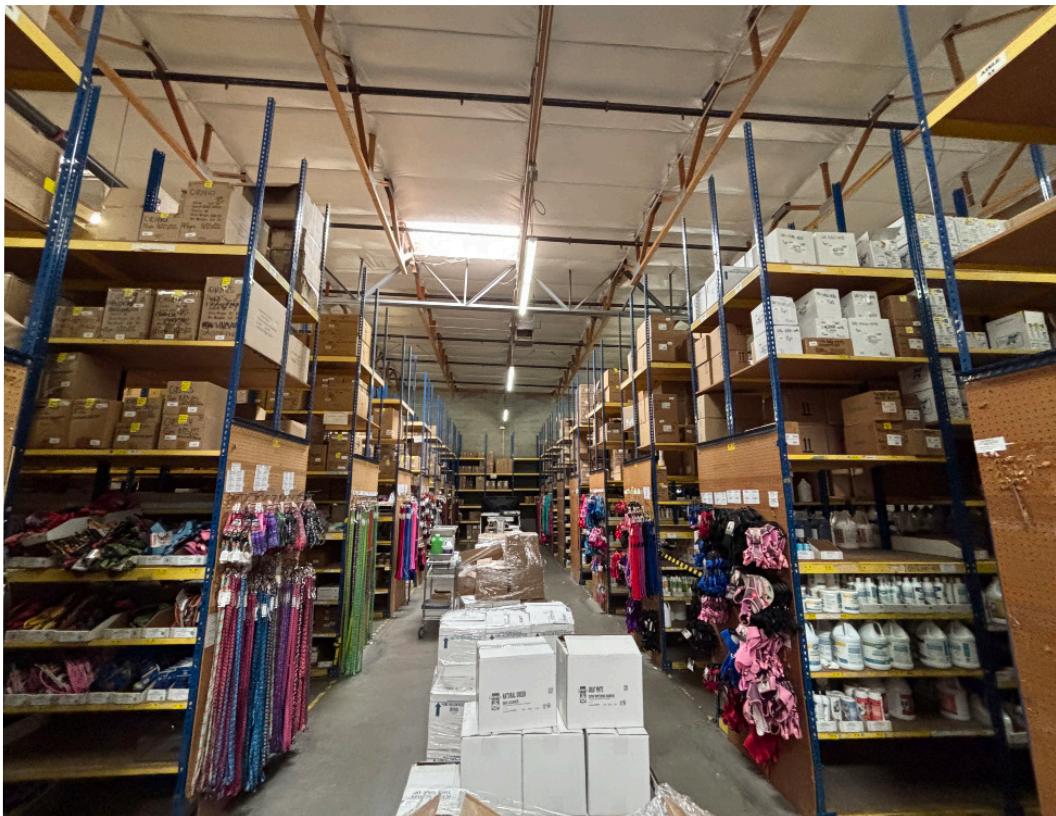
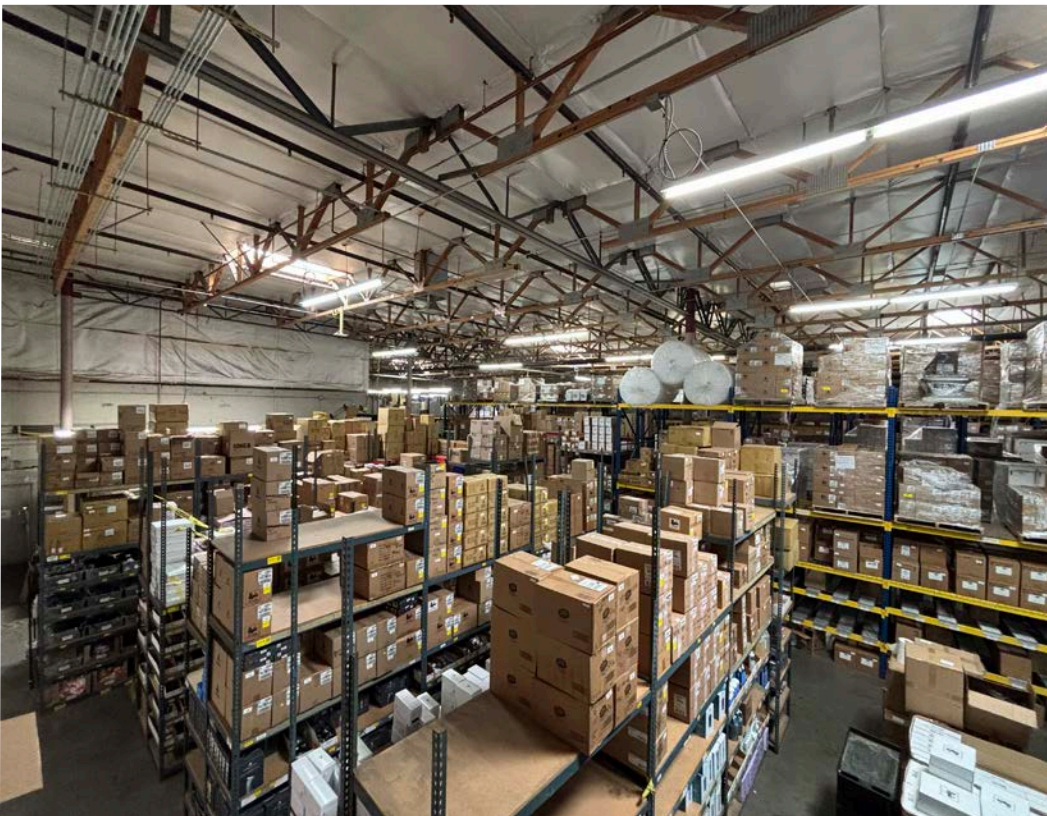
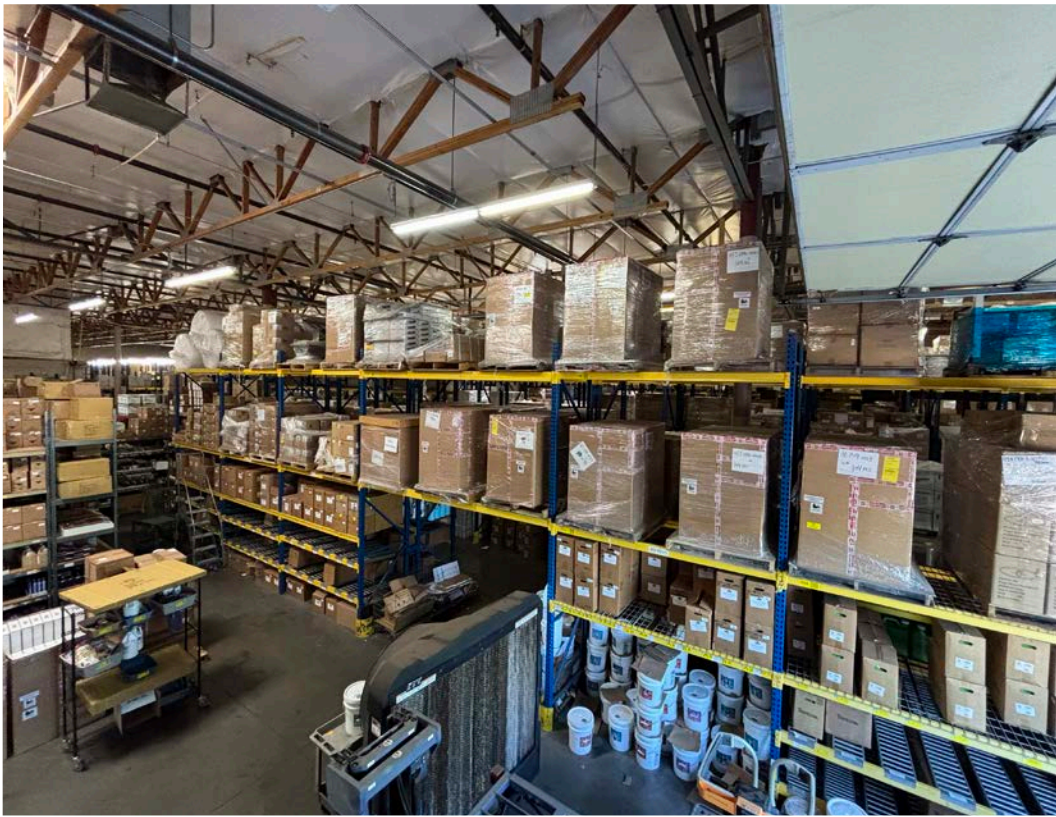
# PROPERTY DETAILS

PROPERTY TYPE:	Industrial/Showroom
SALE PRICE	\$6,220,000 (\$207/SF)
LEASE RATE:	\$1.10/SF NNN Property Taxes & Insurance are approximately \$0.13/SF
BUILDING SIZE:	±30,047 SF (West Shop: ±14,194 SF) (East Warehouse: ±15,853 SF)
LOT SIZE:	±60,353 SF (±1.39 AC)
YEAR BUILT:	1958 (West Shop) 2001 (East Warehouse - Built by LGE)
PARKING:	36 Spaces
ZONING:	C-2, Phoenix 
PARCEL:	116-13-151





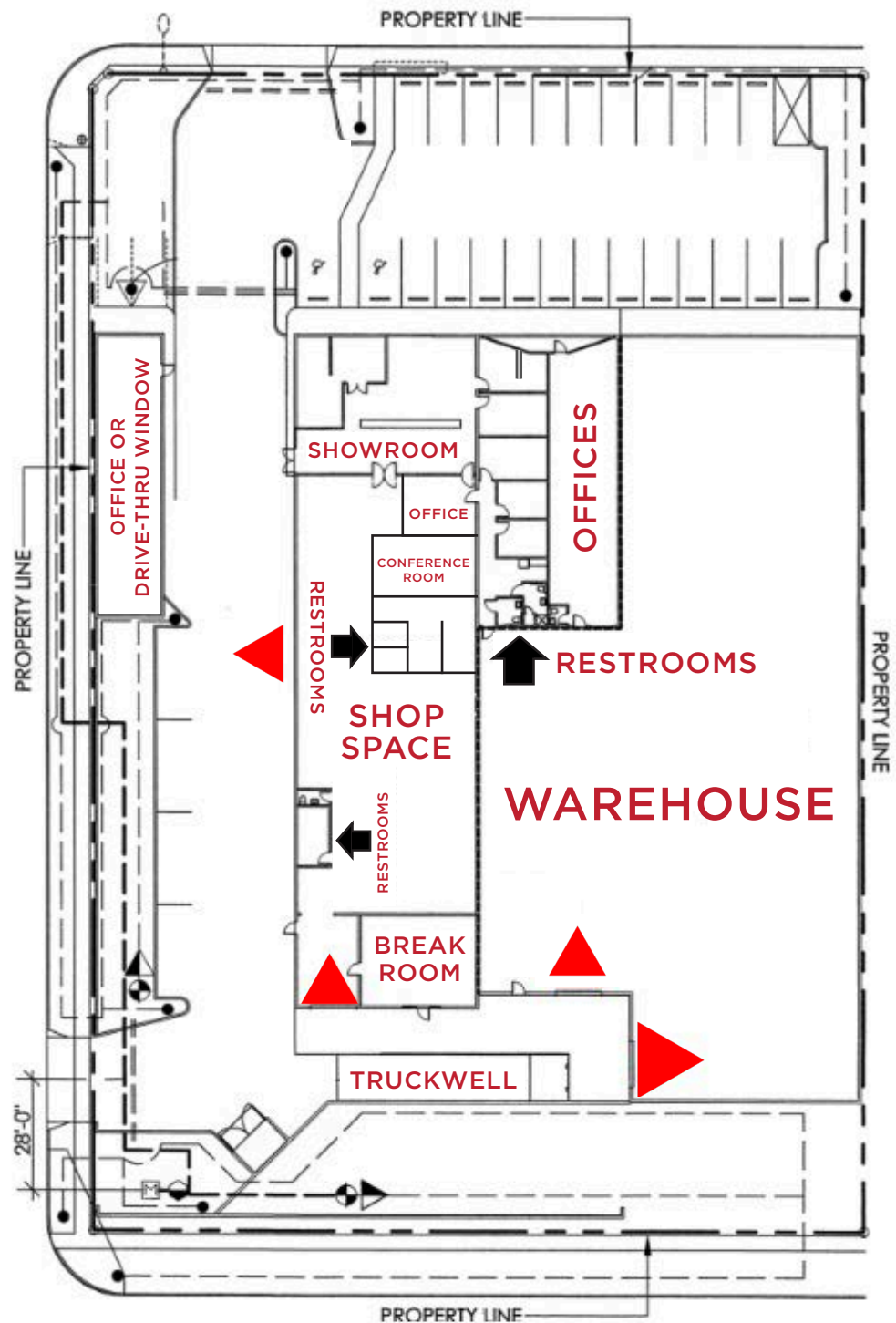
# INTERIOR PHOTOS





# FLOOR PLAN

 - GRADE LEVEL DOOR





# AERIAL OVERVIEW



DOWNTOWN  
PHOENIX

THE GOVERNER  
(176 UNIT APT. COMPLEX)

SITE

E MCDOWELL RD | VPD:  $\pm 31,920$





# AERIAL OVERVIEW

MIDTOWN  
PHOENIX



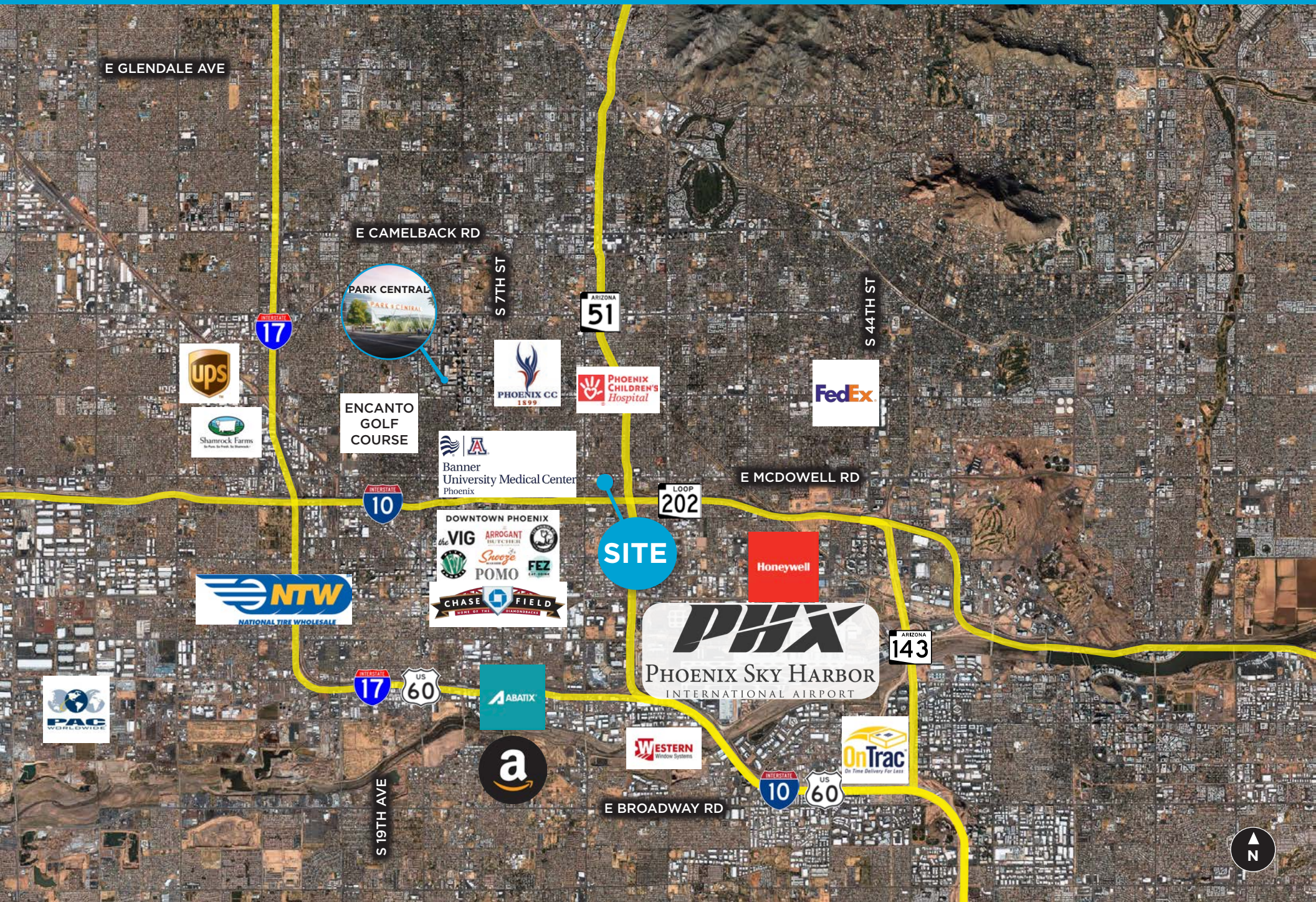
SITE

E BRILL ST





# INDUSTRIAL OVERVIEW





# DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILES	5 MILES
2024	21,664	160,377	351,076
2029	23,613	175,811	382,488



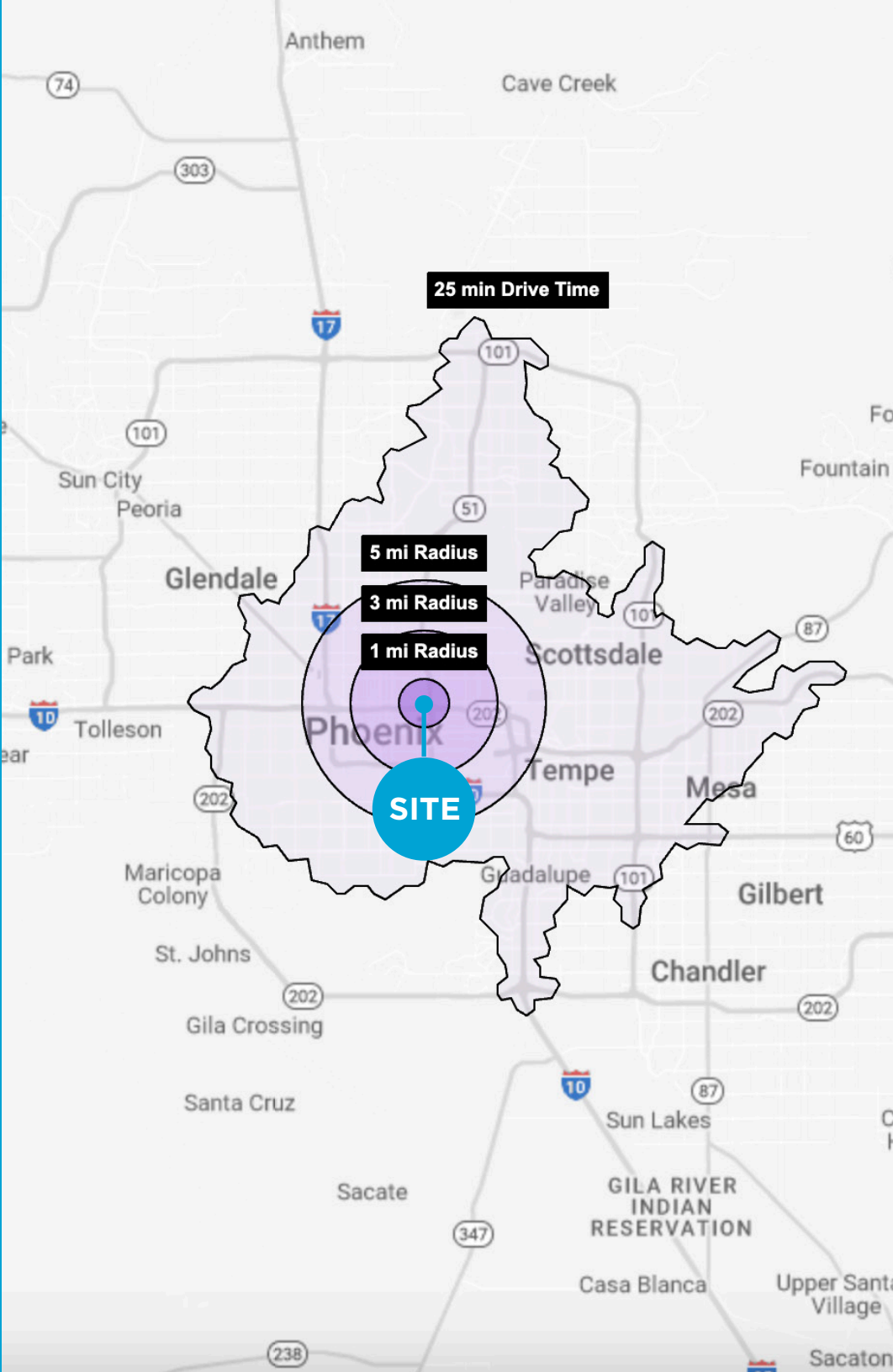
## HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2024	7,886	70,213	148,207
2029	8,615	77,269	161,931



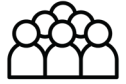
## AVG. H.H. INCOME

	1 MILE	3 MILES	5 MILES
2024	\$58,687	\$76,598	\$83,760





# PHOENIX CITY OVERVIEW



**1.6M +**  
**TOTAL POPULATION**



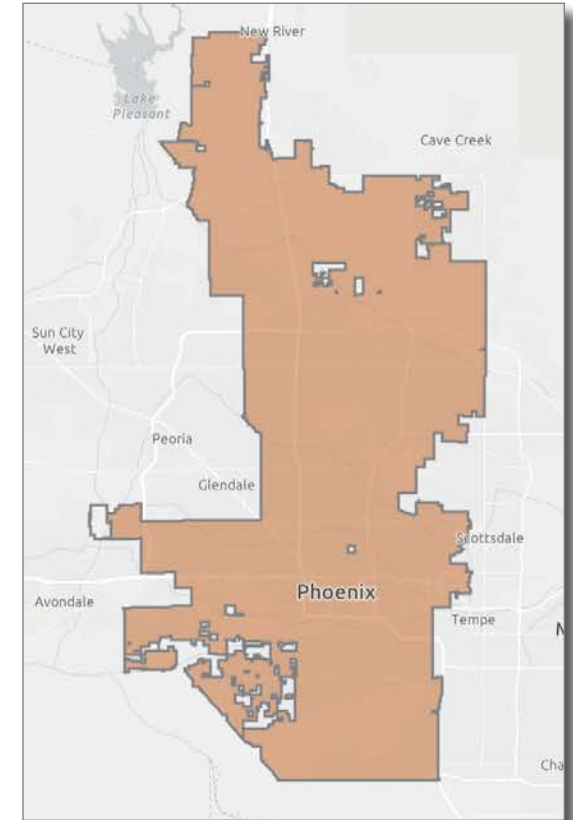
**\$70K +**  
**AVG HH INCOME**

## GROWING POPULATION

The City of Phoenix is a fast-paced and dynamic city with a welcoming attitude towards its residents and businesses. Phoenix is the 5th largest city in the United States, and currently houses more than 1.6M residents with the median age being 34 years old. The population grew 11.2% in between 2010-2020, and the city is still seeing businesses and families alike relocating to the city. Phoenix has plenty to offer its residents and visitors, including more than 185 golf courses, 10 luxurious resorts, the finest dining in the state, and more than 50 miles of hiking, biking, and horseback riding trails.

## BUSINESS IN PHOENIX

There are currently close to 50,000 businesses in Phoenix and over 750,000 employees. Entertainment, travel, and apparel are the most popular business sectors residents spend their income on. Phoenix is home to corporate headquarters of five Fortune 500 companies: Avnet, Freeport-McMoRan, Republic Services, Magellan Health and Sprouts Farmers Market (2021).





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