



FOR SALE/LEASE

± 45,000 SF INDUSTRIAL/RETAIL

4224 W. INDIAN SCHOOL RD.
PHOENIX | AZ

FOR MORE INFORMATION, PLEASE CONTACT US:

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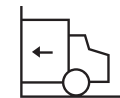
LOCATION HIGHLIGHTS



± 45,000 SF
INDUSTRIAL



± 3.81 AC
OF LAND



FOUR (4)
DRIVE IN DOORS

± 45,000 SF INDUSTRIAL

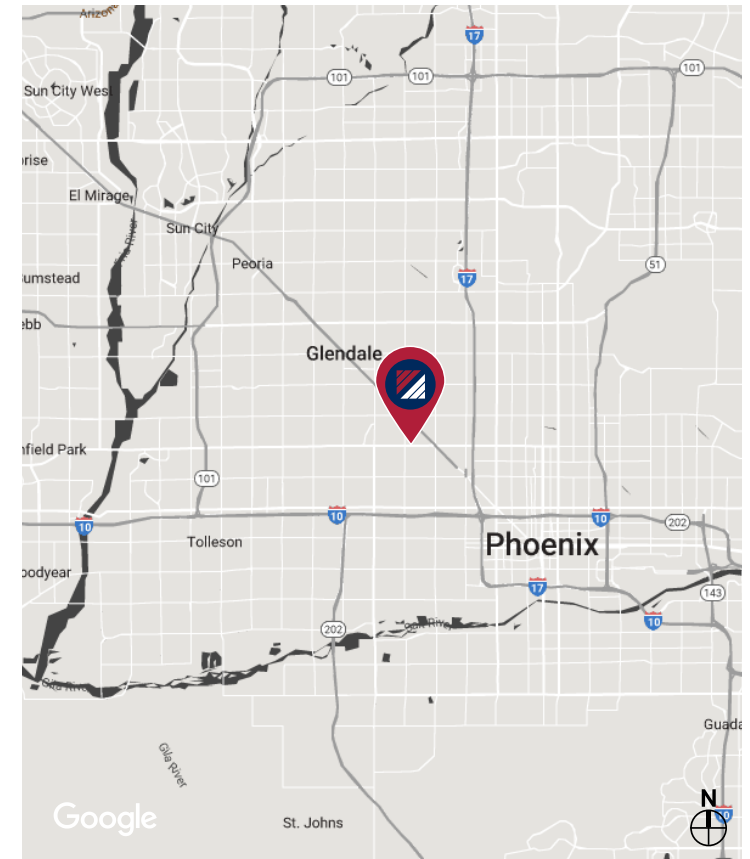
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PROPERTY FEATURES

- ± 45,000 SF Industrial Building
- ± 3.81 AC of Land
- 100% Air Conditioned
- Wrap Around Access/Yard
- 16' Clear Height
- Four (4) Drive In Doors
- 175 Surface Parking Spaces
- Zoned A-2/C-3, Phoenix
- Close Proximity to 60 Freeway
- Contact Brokers for Pricing



± 45,000 SF
Industrial



± 3.81 AC
of Land



A-2/C-3, Phoenix
Zoning



Close
Proximity to
60 Freeway

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DAUM
COMMERCIAL REAL ESTATE SERVICES

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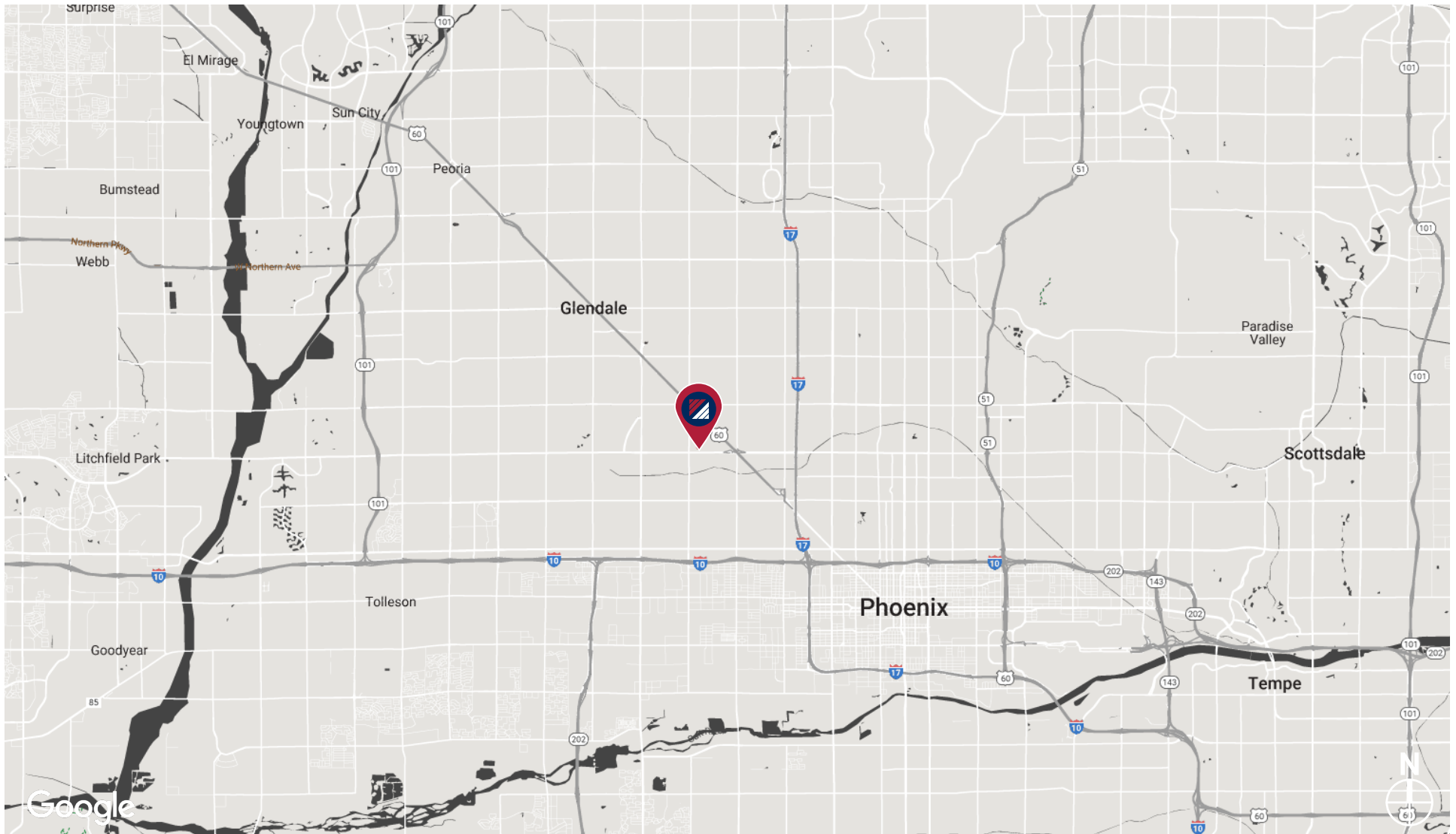
PROPERTY AERIALS



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LOCATION MAP



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AMENITIES & DEMOGRAPHICS



TRAFFIC COUNTS				
Collection Street	Cross Street	Traffic Volume	Count Year	Dist. from Property
West Indian School Road	N 40th Ave E	47,187	2025	0.18 mi
W Indian School Rd	N 40th Ave E	44,935	2025	0.18 mi
N 43rd Ave	W Glenrosa Ave N	30,958	2025	0.19 mi
N 39th Ave	W Indian School Rd S	2,441	2025	0.32 mi
W Indian School Rd	N 44th Ave W	45,327	2025	0.33 mi
N 43rd Ave	W Clarendon Ave S	36,763	2025	0.36 mi
North 43rd Avenue	W Clarendon Ave S	36,949	2020	0.36 mi
N 39th Ave	W Clarendon Ave S	1,782	2025	0.39 mi
W Indian School Rd	N 39th Ave W	42,558	2025	0.47 mi
West Indian School Road	N 39th Ave W	42,550	2020	0.47 mi

DEMOGRAPHICS			
	3 Mile	5 Miles	10 Miles
2020 Population	214,394	502,388	1,379,242
2025 Population	212,413	511,644	1,441,616
2030 Population Projection	218,029	528,630	1,498,316
2020 Households	61,600	162,677	477,336
2025 Households	60,621	166,428	499,903
2030 Household Projection	62,337	172,479	520,630
Total Specified Consumer Spending	\$1.7B	\$4.7B	\$15.4B
Avg Household Income	\$70,403	\$77,874	\$92,375
Median Household Income	\$55,946	\$58,886	\$69,839

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