



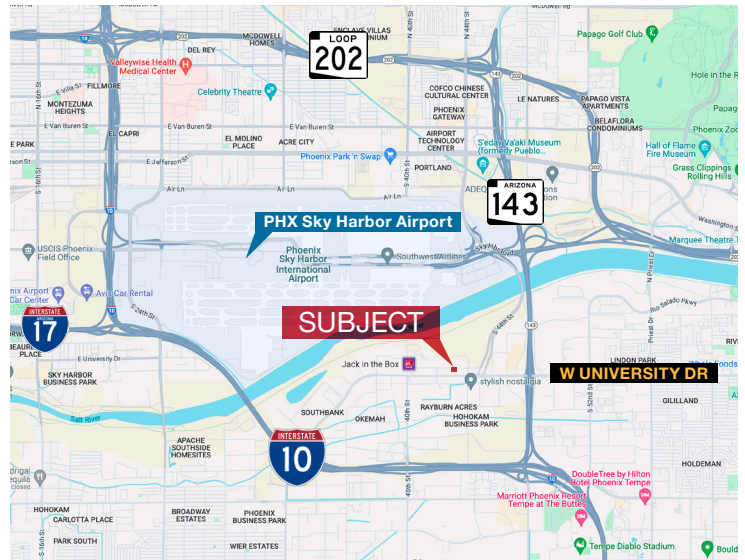
## 4237 E. Magnolia St

Phoenix, Arizona 85034

### Property Features

- 9,500 SF – 1,400 SF Office / 8,100 SF Warehouse
- 0.38 Acres
- Office AC & Evaporative Coolers
- Fenced Yard Area with Rolling Gate
- 2 Grade Level Doors (oversized)
- Close to Sky Harbor Airport
- Conveniently Located to I-10 FRWY & Route 143
- Year Constructed 2008
- Heavy Industrial Zoning A-2
- Ideal for Owner/User or Investor
- 16'-18' Clear Height
- Fire Sprinklered

This property is subject to court approval prior to the sale. **Please call brokers for pricing.**



### Demographics

	1 Mile	3 Miles	5 Miles
Median Age	25.0	29.3	33.3
Population	1,557	80,699	325,274
Average HH Income	\$67,167	\$73,684	\$84,893

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## Property Information

Year Built	2008
Tenant	Single
Available SF	9,500 SF
Primary Use	Industrial
Total Acres	0.38
Construction Type	Steel
Sprinklers	Yes
GL Doors	2
Zoning	A-2
Gas	Unknown
Water	Public
Sewer	Septic System
Power Supplier	SRP
Amps	400
Phase	3
Parcel #	124-46-011A
Property Taxes	\$10,526.72 (2023)



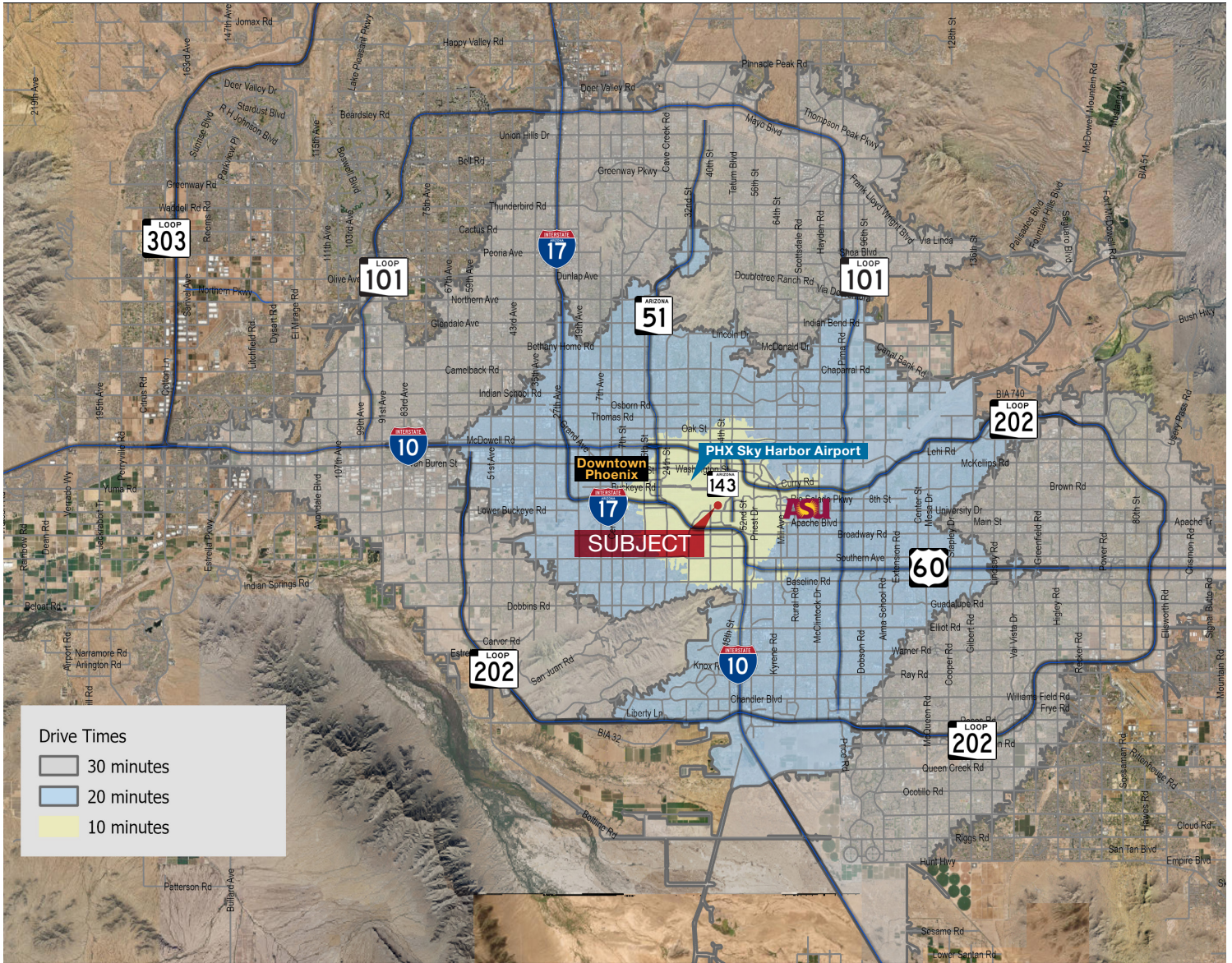
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## Drive Time Map



24-04-062

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