



1Forty3 Business Park

4820-4926 E McDowell Road | Phoenix, AZ 85008

Industrial/Flex & Office Spaces

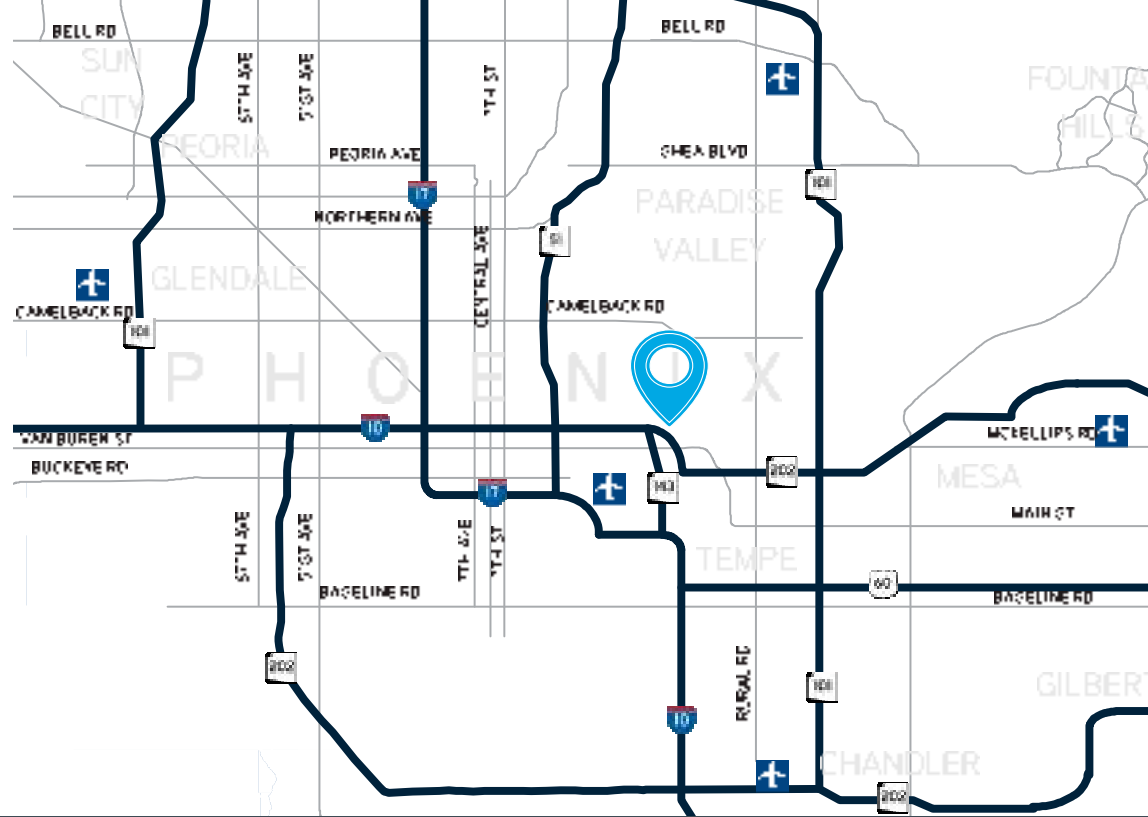


Accelerating success.

For Lease

4820-4926 E McDowell Road
Phoenix | AZ 85008

This property is a prime location nearby to Phoenix Sky Harbor International Airport with excellent exposure on East McDowell Road in Phoenix. Spaces range from $\pm 1,127$ SF to $\pm 12,538$ SF with a diverse range of tenants.



Property Features:

- $\pm 109,175$ SF complex containing both pure office and combination office/warehouse space.
- Easy access to main commuting arteries:
 - 0.3 mile off SR 143
 - 1 mile Loop 202
 - 4 miles from I-10 & SR-51
- 100% HVAC Warehouse Units Available
- IND PK Zoning, Phoenix



Building signage available



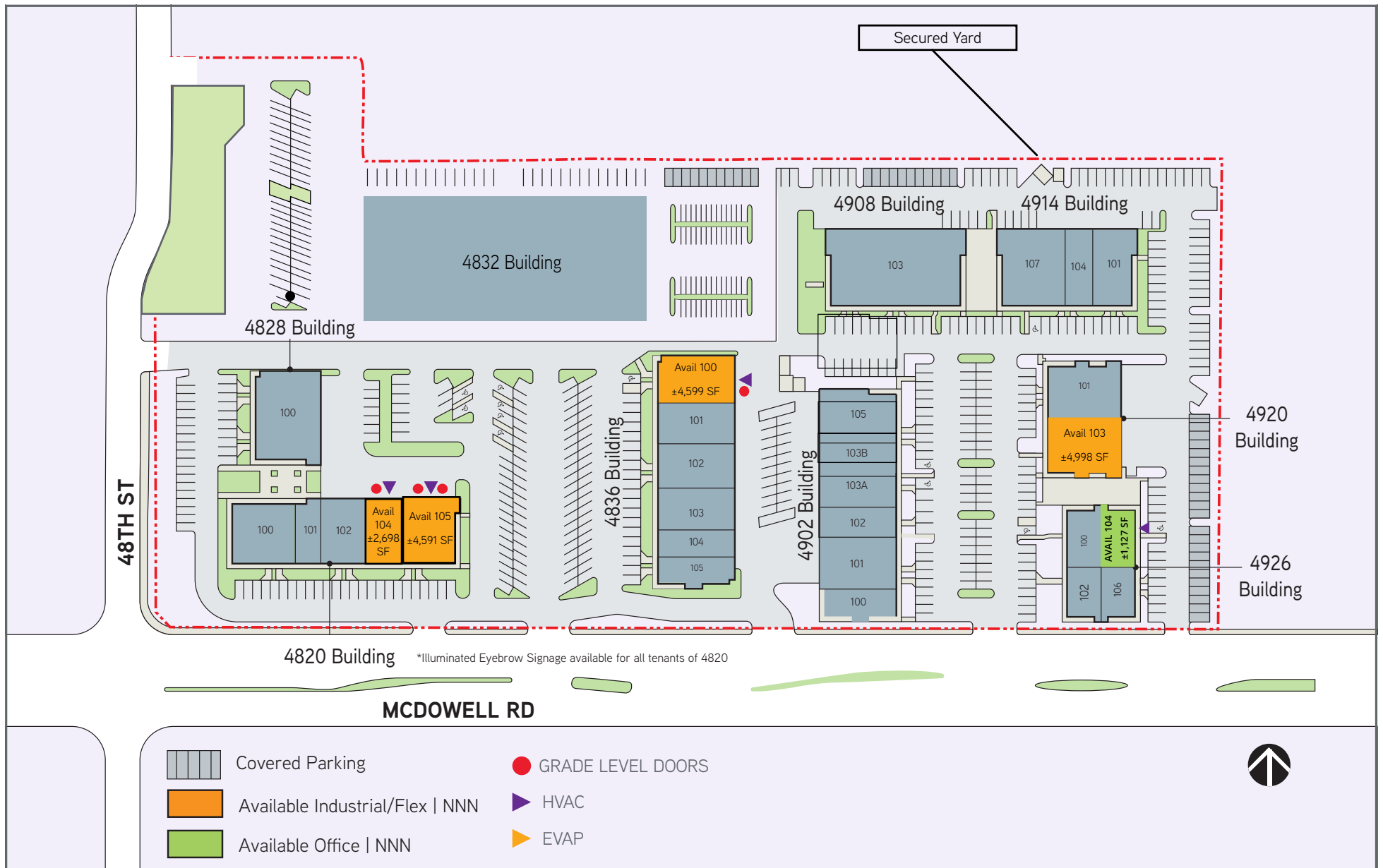
49,775 VPD
E McDowell Road



Units range from
30% - 100% Office



Oversized grade
level doors

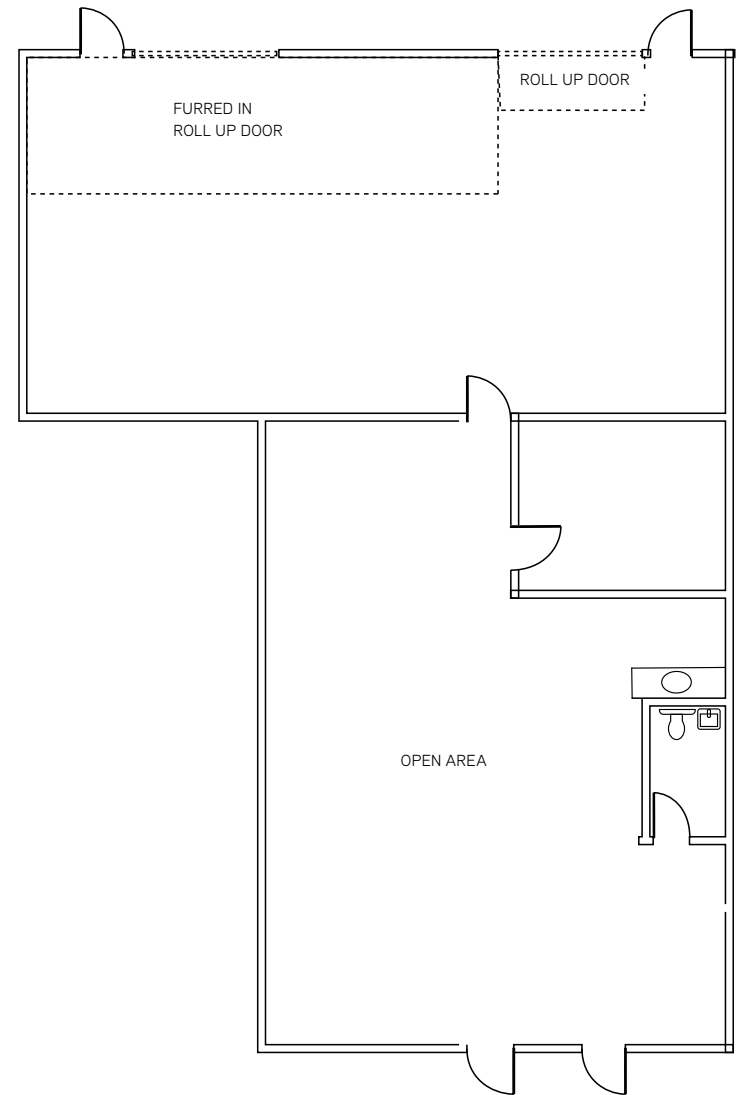


Available Units

- Bldg 4820 #104 | ±2,698 SF
- Bldg 4820 #105 | ±4,591 SF
- Bldg 4836 #100 | ±4,599 SF
- Bldg 4920 #103 | ±4,498 SF
- Bldg 4926 #104 | ±1,127 SF

Building 4820 #104

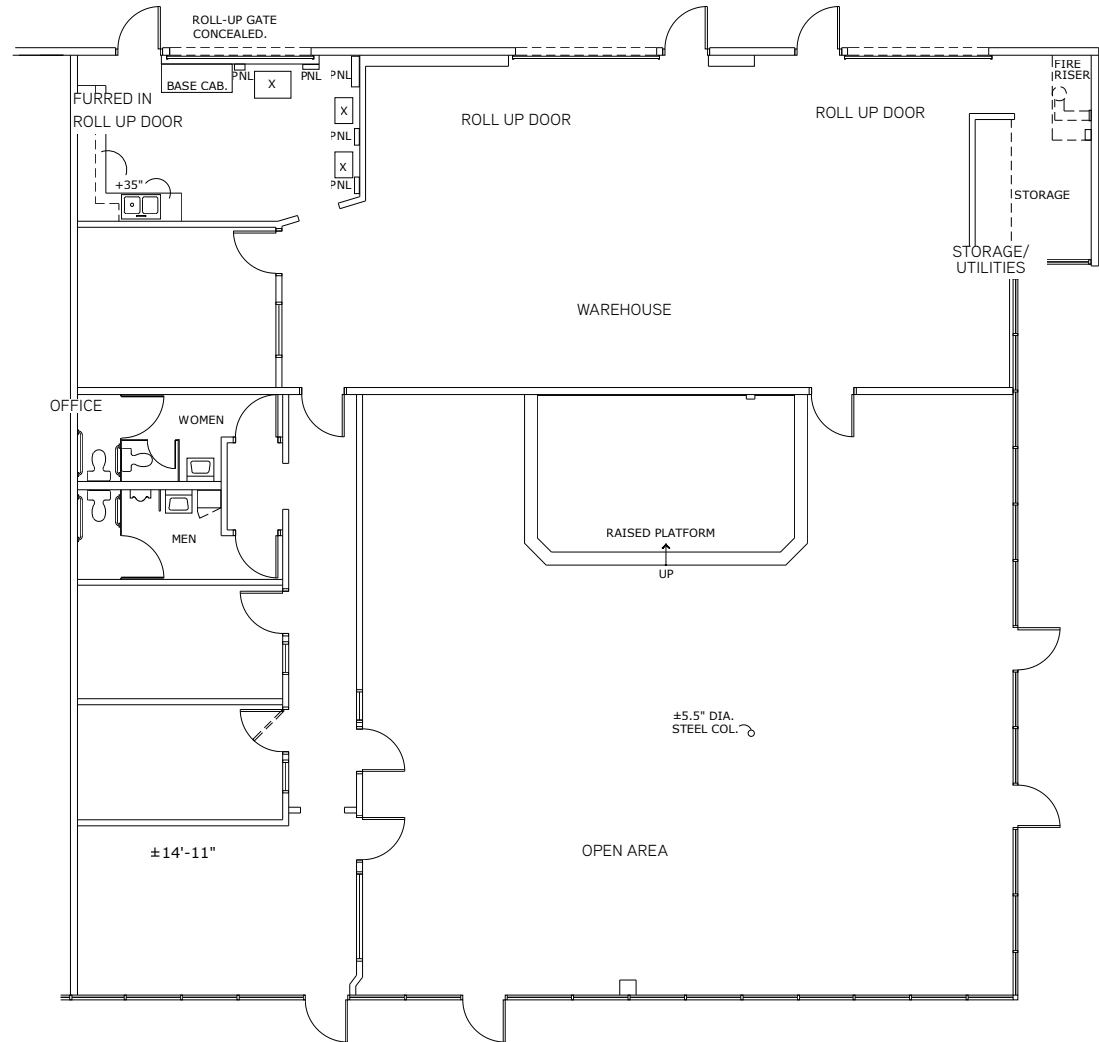
±2,698 SF



Building 4820 #105

±4,591 SF

[CLICK HERE TO WALK THE SPACE WITH OUR VIRTUAL TOUR](#)

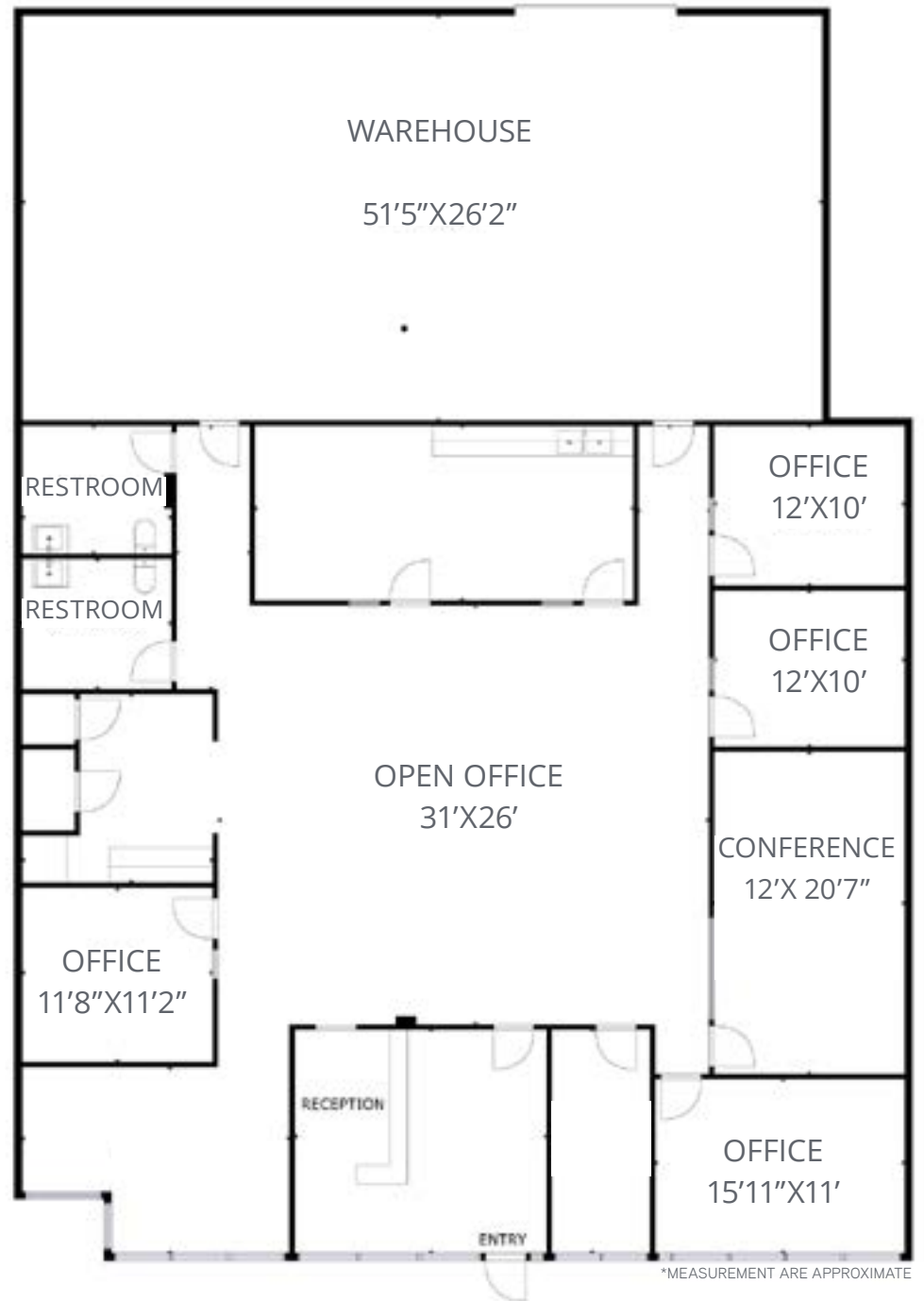


Building 4836 #100

±4,599 SF

Available 7/1/2024

[CLICK HERE TO WALK
THE SPACE WITH OUR
VIRTUAL TOUR](#)

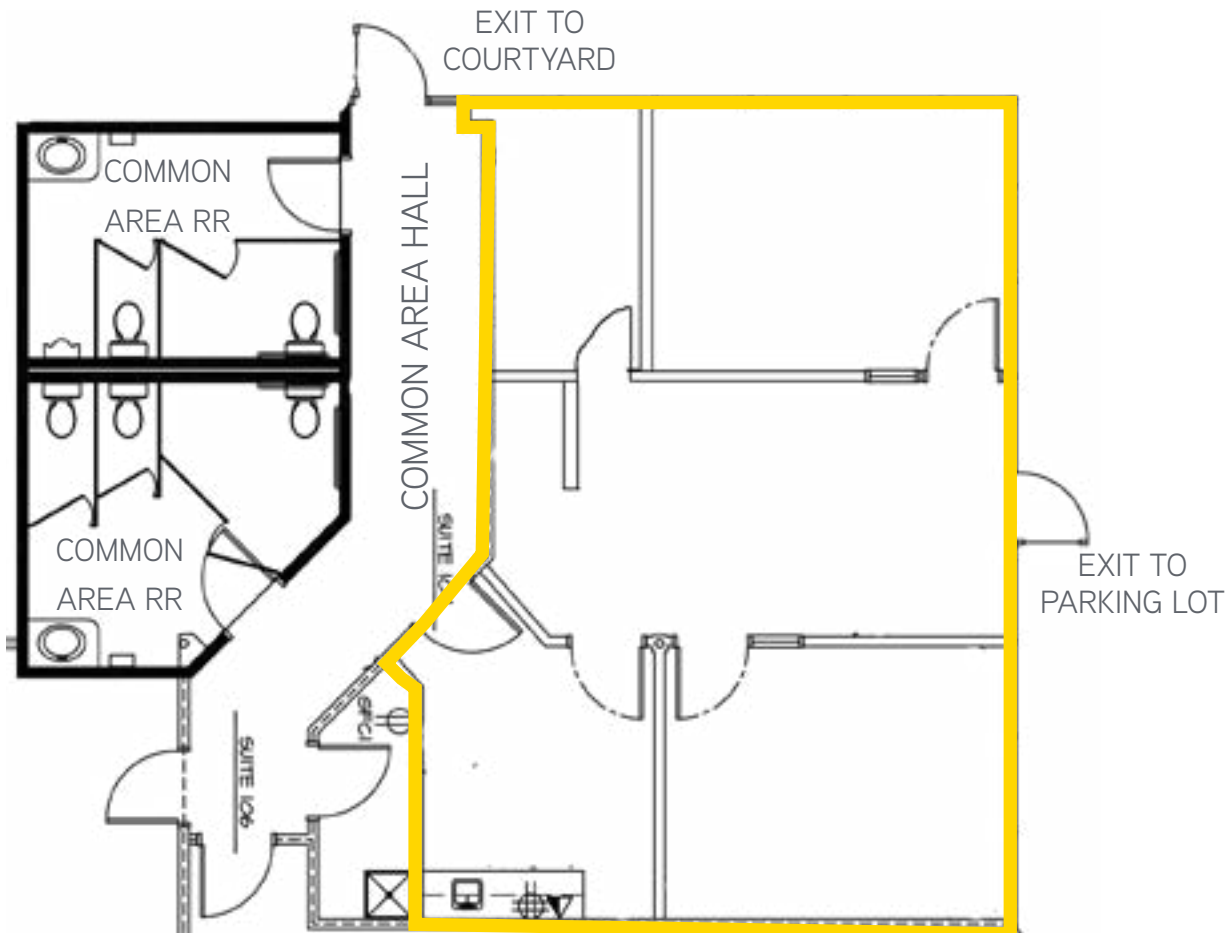


Building 4926 #104

±1,127 SF

Office Space with common area restroom

[CLICK HERE TO WALK THE SPACE WITH OUR VIRTUAL TOUR](#)





For more information, contact:

Keri Scott, SIOR

Senior Vice President
Mobile + 1 602 386 7153
keri.scott@colliers.com

Alex Kas-Marogi

Associate
Mobile +1 248 881 6376
alex.kas-marogi@colliers.com

2390 E Camelback Road, Suite 100
Phoenix, AZ 85016
United States
P: +1 602 222 5000
F: +1 602 222 5001



This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International AZ, LLC