

4455 WEST CAMELBACK ROAD

PHOENIX, ARIZONA



±148,689 SF FOR LEASE
AVAILABLE SEPTEMBER 2026
(MAKE-READY IN PROGRESS)

UNDER NEW OWNERSHIP

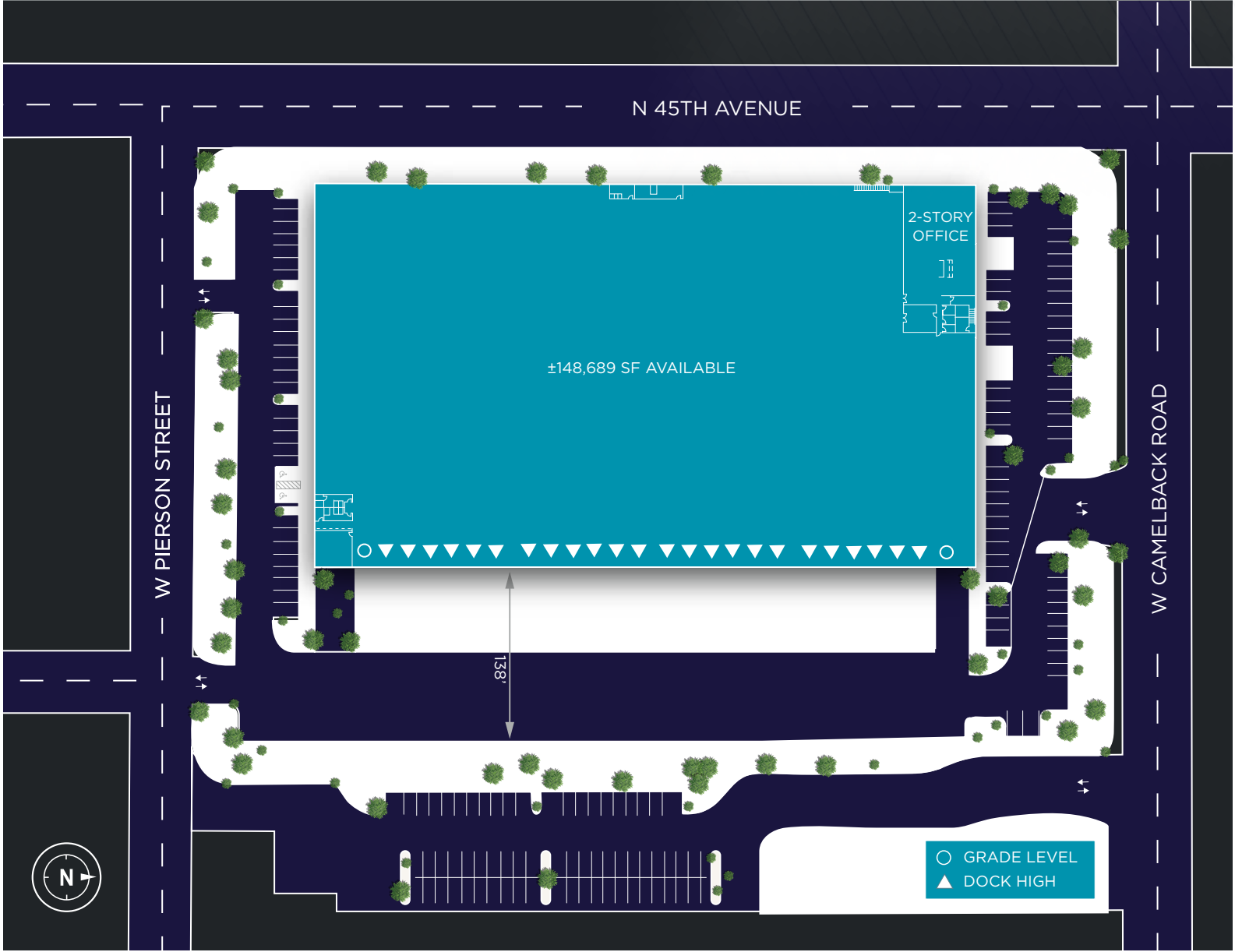




PROPERTY HIGHLIGHTS

- | | | | |
|--|---|---|---|
|  TOTAL BLDG SIZE
±148,689 SF (6.38 AC) |  SECURITY
Fully Secured Truck Court |  COOLING
100% AC |  POWER
2,500 Amps
277 480 Volt 3 Phase |
|  OFFICE SF
±11,895 SF (two-story) |  CAR PARKING
108 Spaces
(0.73/1,000 SF) |  LIGHTING
LED |  DOCK-DOORS
25 |
|  YEAR BUILT
2015 |  CLEAR HEIGHT
32' |  SPRINKLERS
ESFR |  GRADE LEVEL DOORS
2 |

SITE PLAN



FIRST FLOOR



SECOND FLOOR



OFFICE FLOOR PLAN





4455 WEST CAMELBACK ROAD

ACCESS MAP



US 60
0.2 MILES



I-17
2.4 MILES



I-10
3.3 MILES



LOOP 202
5 MILES



LOOP 101
6.5 MILES



PHX AIRPORT
10 MILES



CORPORATE NEIGHBORS



PHX FIRE
New Fire Station Under Construction

ALSCO UNIFORMS.

WM

THE HOME DEPOT

4455 W. CAMELBACK RD.

WINDOW DEPOT

Public Storage

copenhagen

moveras

PRIME SOURCE

Creative

Equipment Share

Greco

MOTION

Hercules INDUSTRIES

ServiceWire Co.

Prudential Supply

BT Moulding

AmeriShip

FMD FACTORY MOTOR PARTS

GRAINGER

BREAKTHRU

FOUR SEASONS BUILDING PRODUCTS

UPDIKE

amazon

PET SMART

ups

O'Reilly AUTO PARTS

amazon

10

10

60

10

amazon

TARGET

LIVING SPACES

Event Rents

Hydro

ASHLEY

DOWNTOWN PHOENIX

Auto Zone

FedEx

GEODIS

THE HOME DEPOT

WILLIE ITULE

ISE

MB

FedEx

Cafe Valley

XPO Logistics

BAMKO

Royal Paper

MDS EQUIPMENT

Goodmans

TEAM GUYER

WinCo FOODS

Kellogg's

DAYBAR XPRESS

GNC LIVE WELL

amazon

MDS EQUIPMENT

Goodmans

bang

Marshalls

amazon

ABF Freight

ups

US FOODS

Honeywell

amazon

FedEx

amazon

STITCH FIX



CAMELBACK ROAD

For more information, please contact:

Phil Haenel
Executive Vice Chair
+1 602 224 4409
phil.haenel@cushwake.com

Foster Bundy
Senior Director
+1 602 229 5919
foster.bundy@cushwake.com

Justin Smith
Director
+1 602 586 5938
justin.p.smith@cushwake.com

2555 East Camelback Rd, Suite 400
Phoenix, Arizona 85016
Direct +1 602 253 7900
cushmanwakefield.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. [PD-195497] V6

