



FOR LEASE | WAREHOUSE / OFFICE

2641 E MCDOWELL RD

Phoenix, AZ 85008

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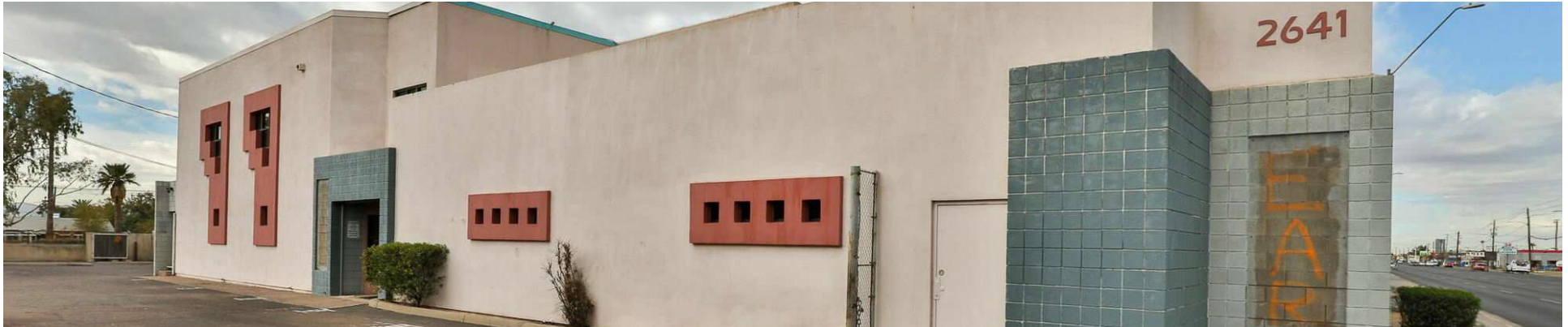


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PROPERTY SUMMARY

Available SF:	6,540 SF
Lease Rate:	\$13.80 SF/yr (NNN)
Lot Size:	0.41 Acres
Zoning:	C-2
Cross Streets:	McDowell & 24th St

PROPERTY OVERVIEW

Spanning 6,540 SF, this two-story property encompasses 10 offices, a conference room, reception area, break room, and 2 restrooms. The space has 3 expansive warehouses totaling 1,990 SF, a 22-foot clear height, and a secure 8,993 SF fenced yard, ideal for a range of industrial or commercial uses. With convenient grade-level roll-up access and C-2 zoning, this property is strategically situated just ½ mile from the I-10 and 51 freeways.

PROPERTY HIGHLIGHTS

- 10 Offices, Conference room, reception, break room, 2 restrooms, 3 large warehouses
- 8,993 SF fenced yard
- 22 foot clear height
- Grade level roll up
- ½ mile from I-10 and 51

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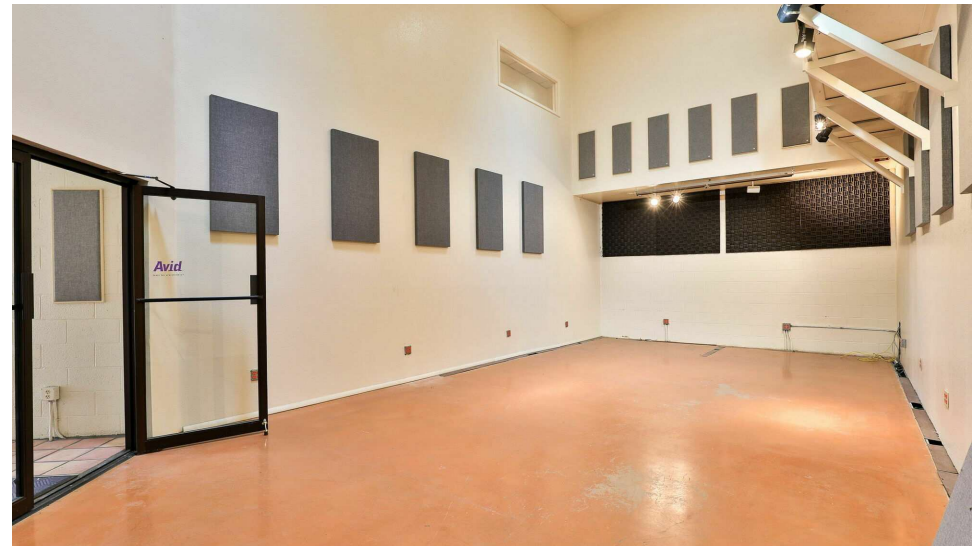
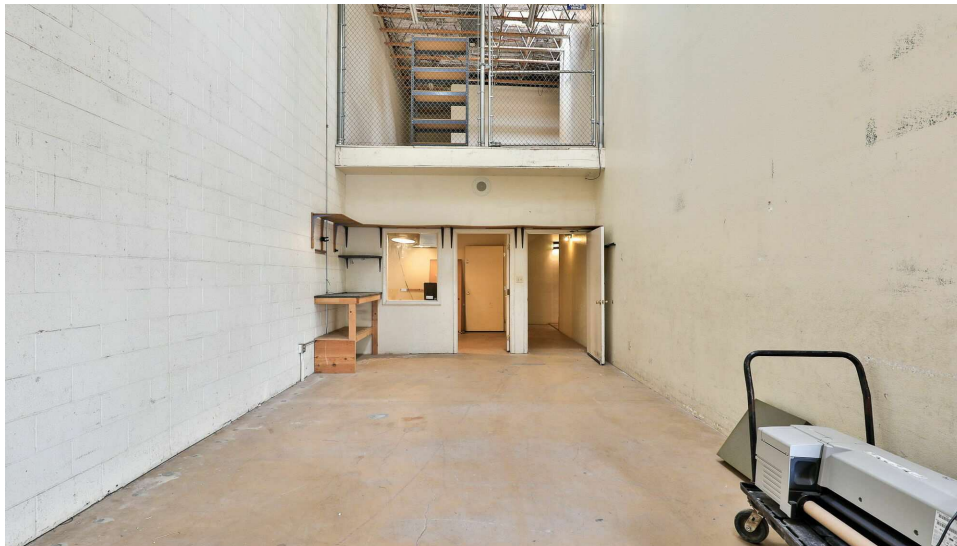
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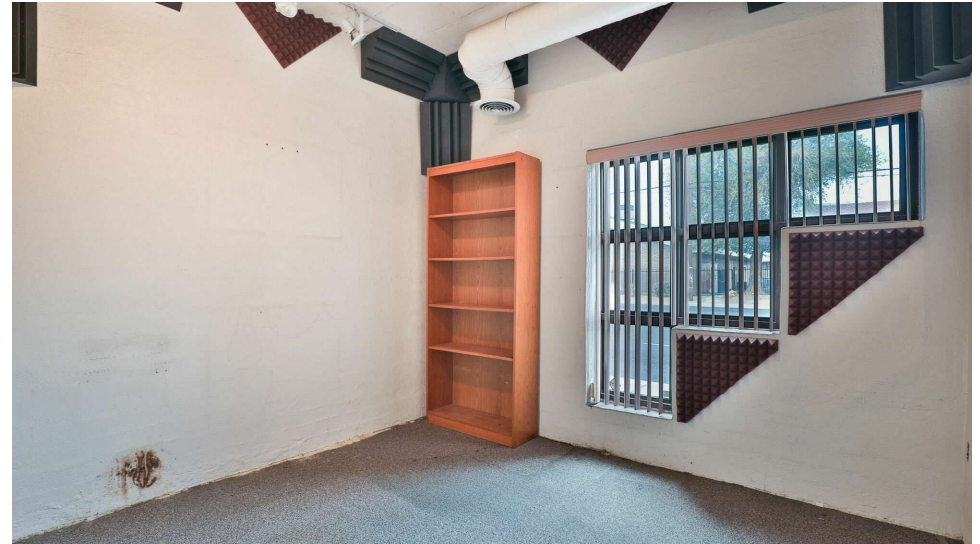
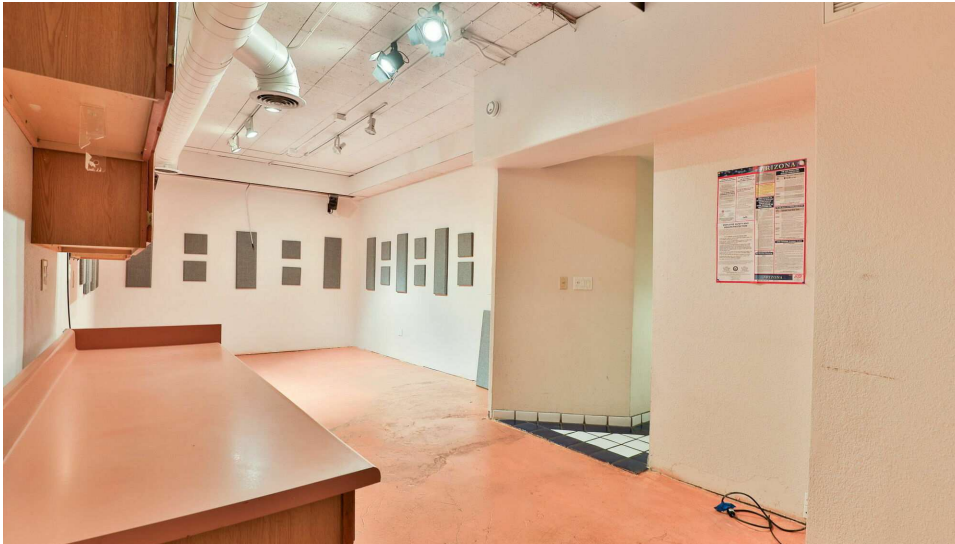
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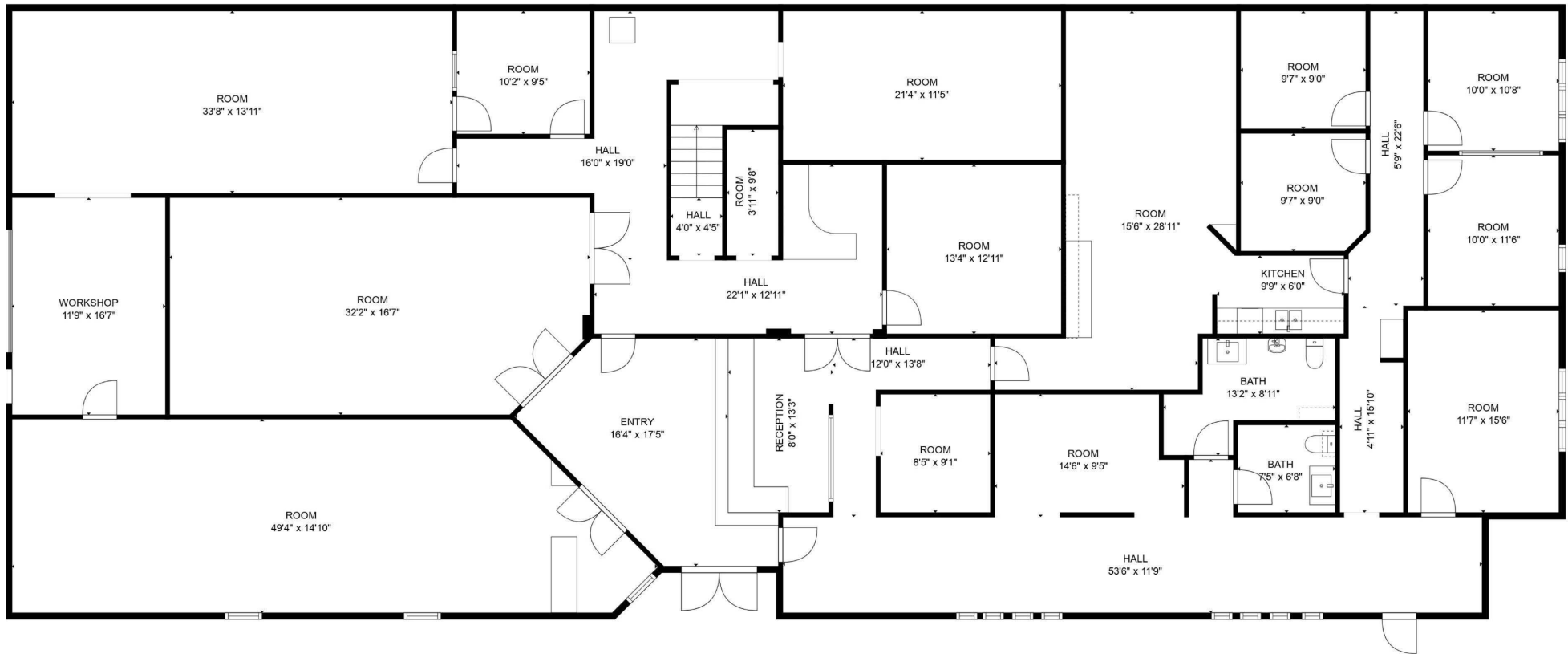
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FOR LEASE | INDUSTRIAL

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1st FLOOR

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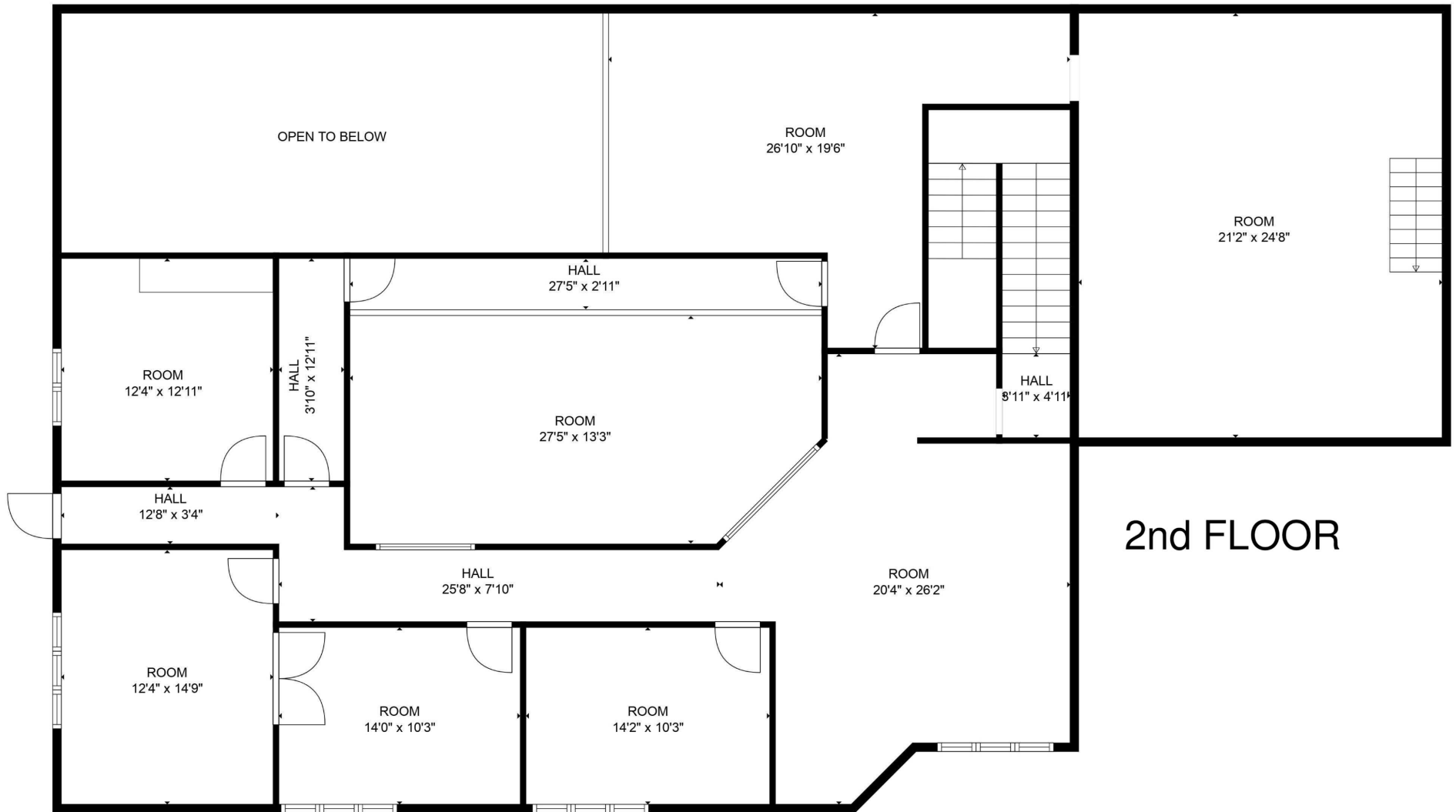
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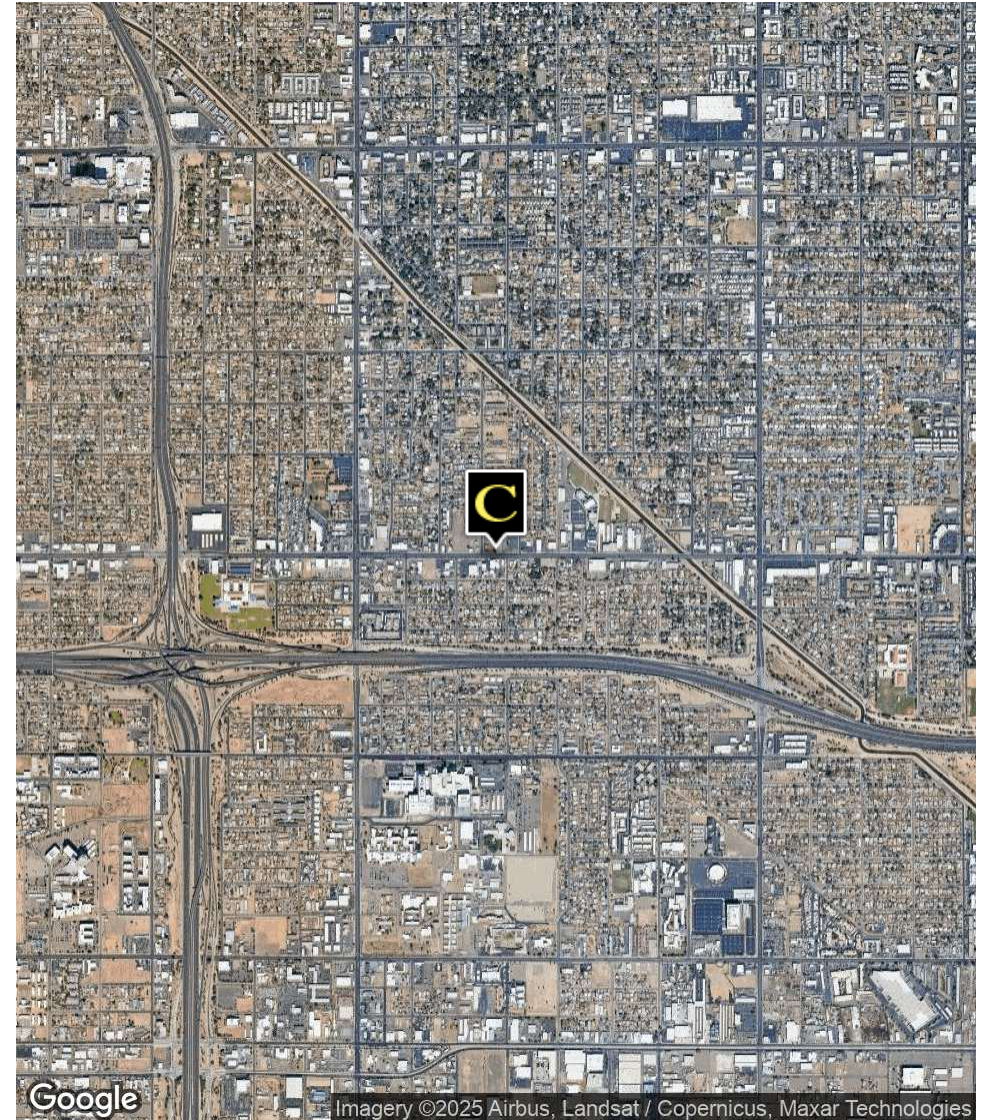
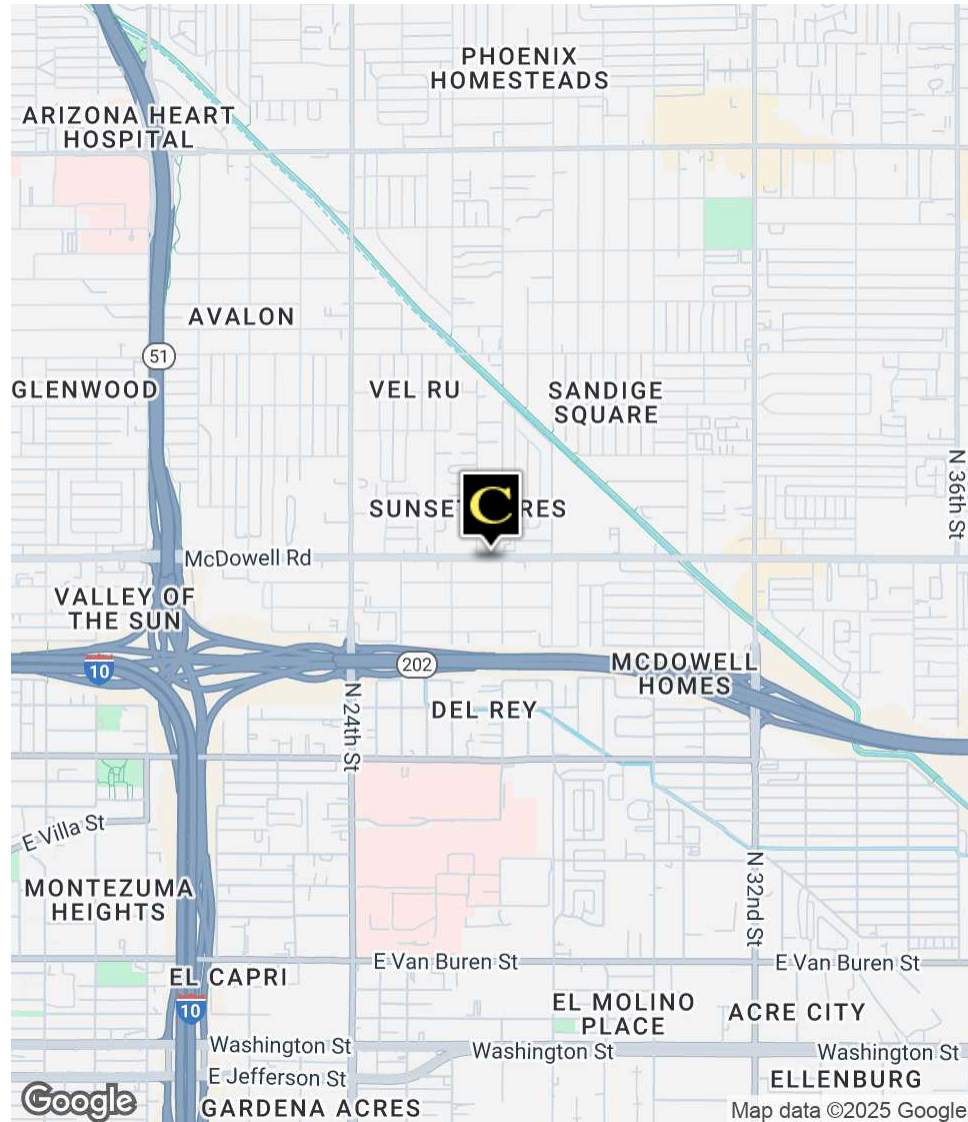
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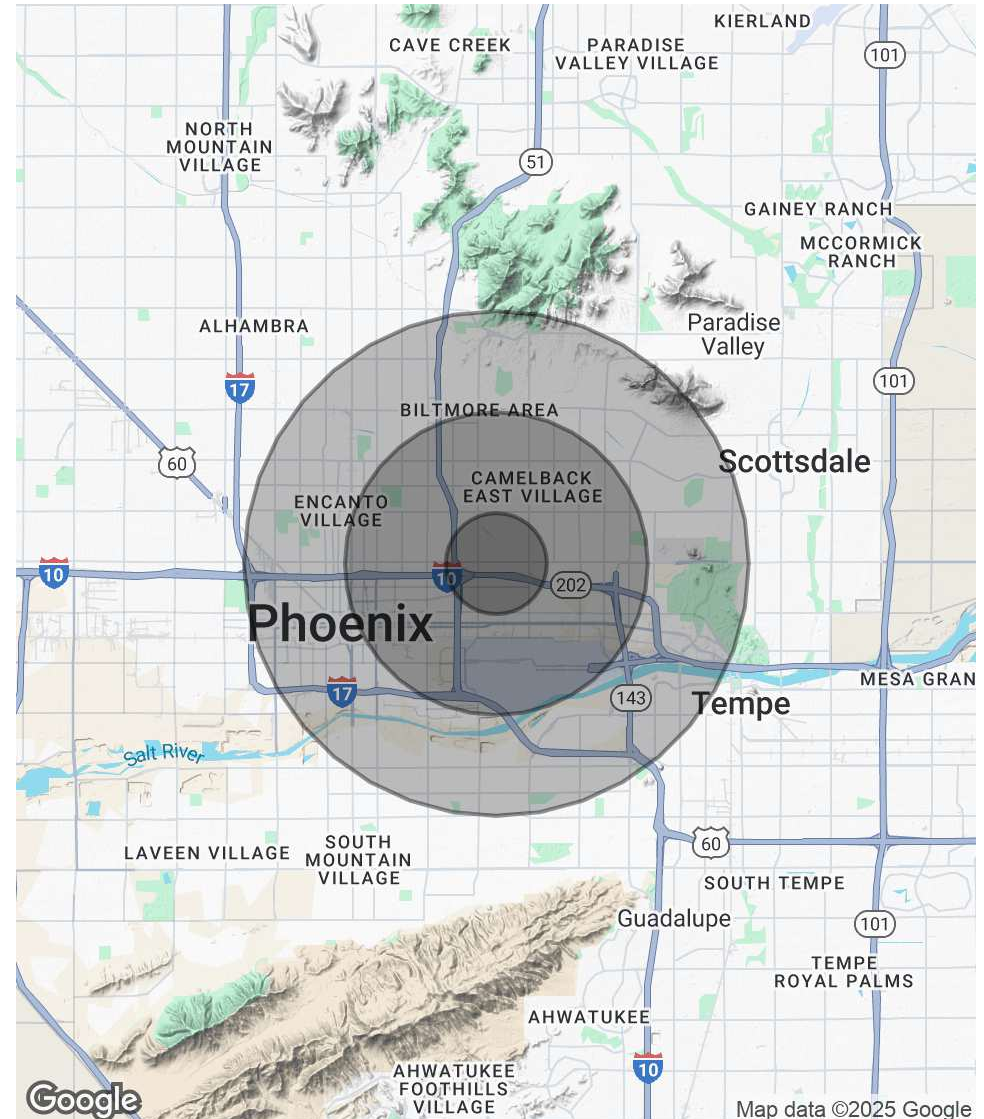
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	25,116	146,415	320,013
Average Age	34	36	38
Average Age (Male)	34	36	37
Average Age (Female)	34	37	38

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	7,808	63,081	139,955
# of Persons per HH	3.2	2.3	2.3
Average HH Income	\$67,974	\$87,651	\$97,414
Average House Value	\$338,711	\$488,566	\$542,430

Demographics data derived from AlphaMap



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