

ALLRED 40

4039 EAST RAYMOND STREET // PHOENIX, AZ
NEC OF INTERSTATE 10 & 40TH STREET



FACT SHEET

PROPERTY HIGHLIGHTS

Year Built	2017
Building Size	±90,599 SF
Available Space	±5,876 SF
Asking Rate	\$19.00 Per Square Foot NNN
Parking Ratio	±6.36/1,000 SF; 101 Surface Spaces Available

LOCATION HIGHLIGHTS

- Located at the center of Metro Phoenix's transportation and commerce
- Excellent ingress and egress via signalized intersection at 40th Street and Raymond Street
- Full diamond interchange at I-10 and 40th Street
- Monument signage potential

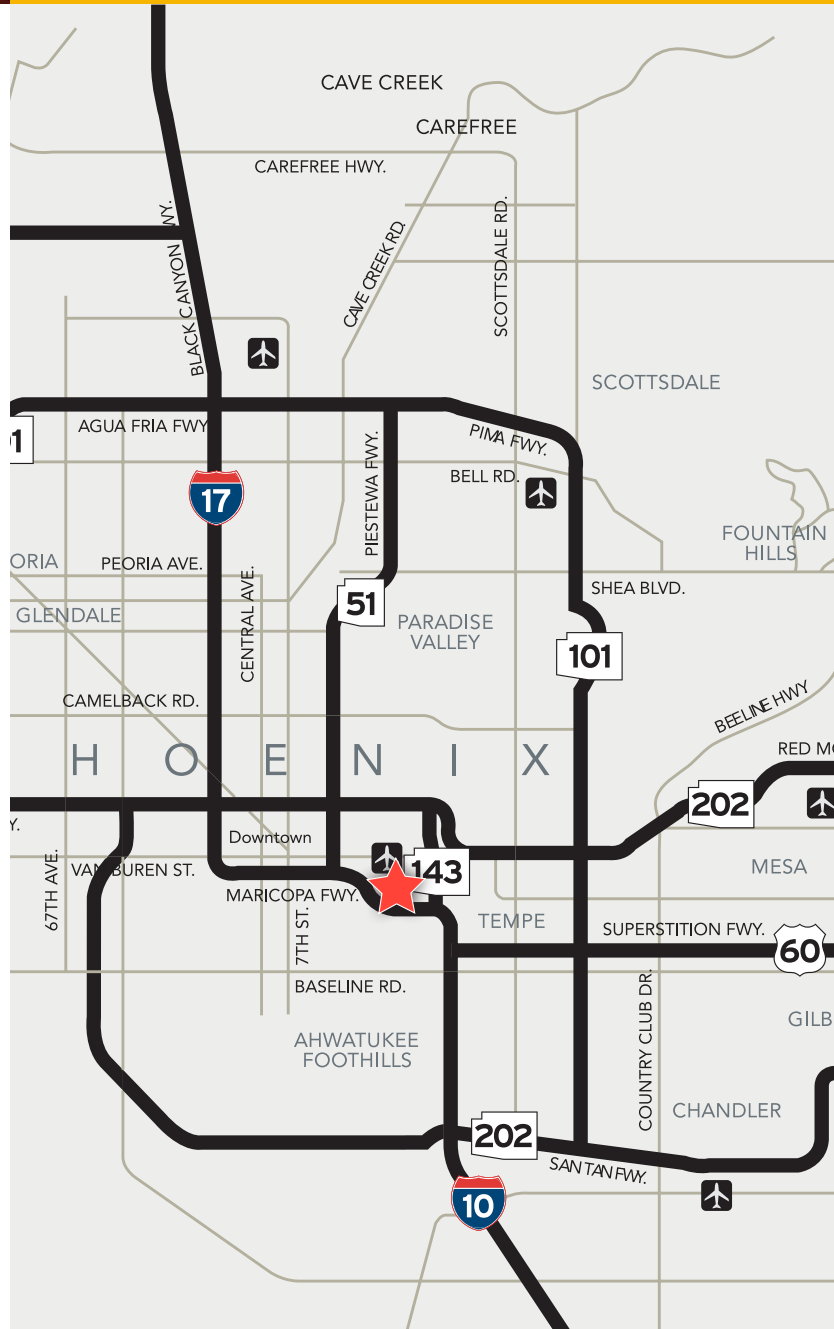
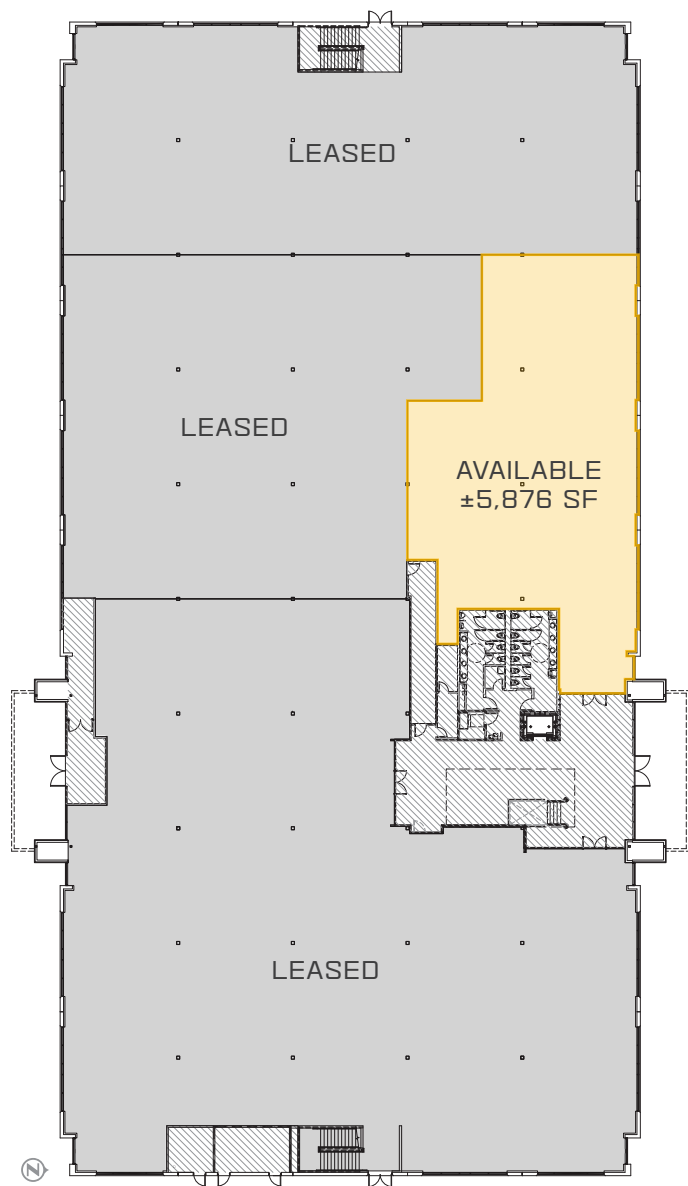


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PHOENIX, AZ

NEC OF I-10 & 40TH ST

FIRST FLOOR



FOR MORE INFORMATION, PLEASE CONTACT

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