

ARCADIA INDUSTRIAL WAREHOUSE AVAILABLE - SALE OR LEASE

17,406 SF ON .66 ACRES OF LAND

1637-1639 N 40TH Street | Phoenix, AZ 85008

PROPERTY TYPE: FLEX INDUSTRIAL WAREHOUSE
STORAGE OR CREATIVE OFFICE

AVAILABLE SPACE: UP TO 10,700 SF

FRONT SPACE: 3,200 SF OFFICE / SHOWROOM WITH 2 RESTROOMS AND EPOXY FLOORS. 100% AC WITH 2 OFFICES AND 2 RESTROOMS.

BACK SPACE: 7,500 SF OF WAREHOUSE (DIVISIBLE TO 5,000 SF). SINGLE FRONT OFFICE WITH AC AND EXTERIOR RESTROOM. 2,500 SF OF AC IN WAREHOUSE.

ASKING RENTAL RATE: \$12.00/SF/YR - Triple Net

ELECTRICAL: 3 SEPARATE SINGLE-PHASE METERS SERVICED BY SRP

PARKING SPACES: TOTAL OF UP TO 18 PARKING SPACES POSSIBLE

ZONING: C-2 CITY OF PHOENIX

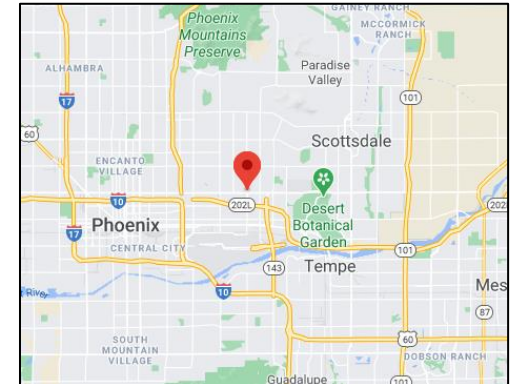
CONSTRUCTION: MASONRY

ROOF: FRONT PORTION BOW TRUSS; SIDE AND REAR ARE FLAT

SITE: 2 SECURED FENCE LOTS

LOADING: (3) EXISTING GRADE-LEVEL ROLL-UP DOORS; ADDITIONAL ROLL-UP DOORS CAN BE INSTALLED IN FRONT AND SIDE OF BUILDING.

COMMENTS: EXTERIOR AWNING WAS REPLACED IN 2021
OFFICES ARE AIR CONDITIONED

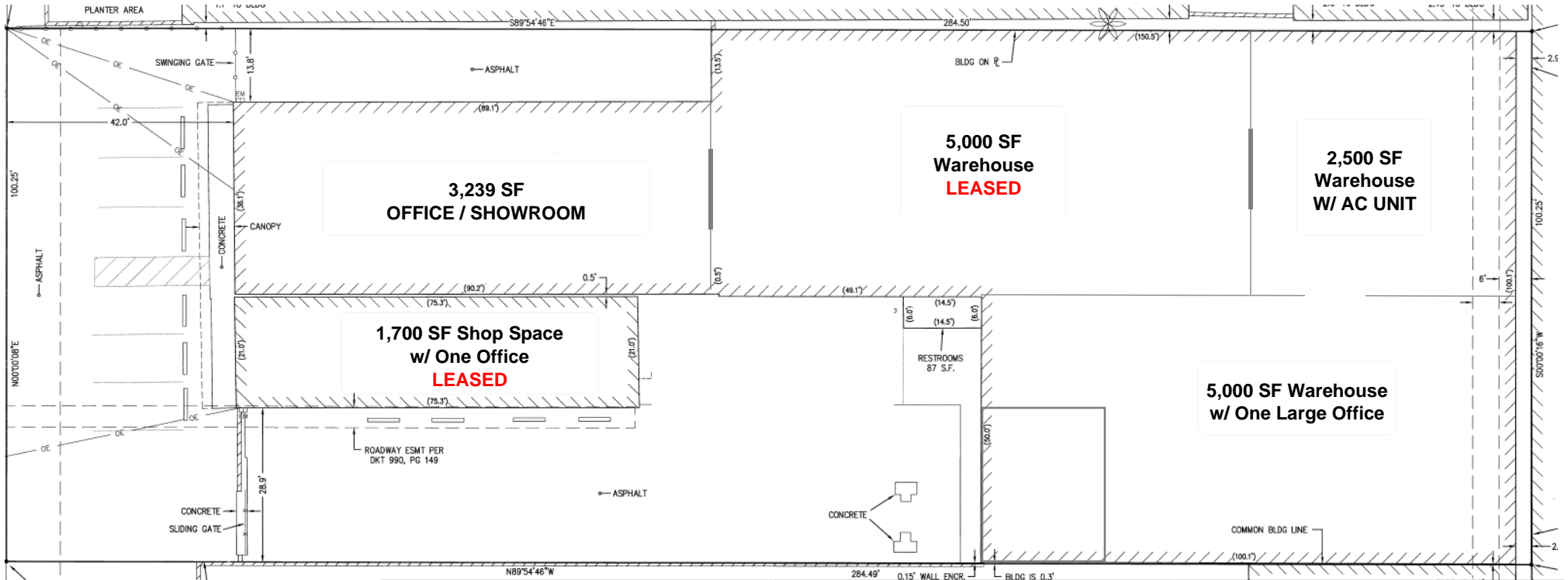


For further information, please call or text:
Justin Moore 310-486-8095

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POSSIBLE BUILDING DIVISIBILITY



* TWO EXTERIOR RESTROOMS ARE APPROXIMATELY 87 SF

☀️ THREE EXISTING ELECTRICAL PANEL LOCATIONS

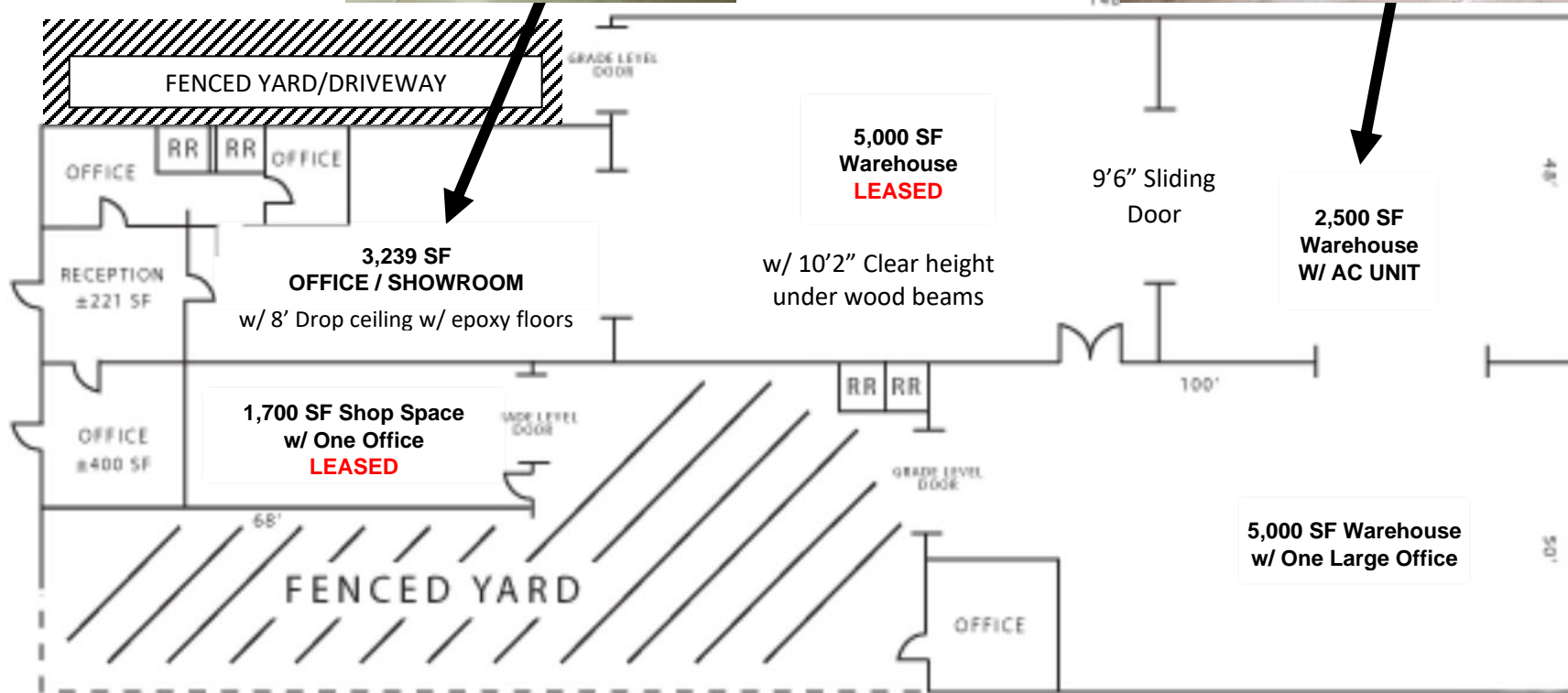
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