

FOR SALE

PHOENIX INDUSTRIAL
OPPORTUNITY

1803 N 40TH STREET
PHOENIX, AZ 85008



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EXECUTIVE SUMMARY

Located in one of Phoenix's most rapidly evolving midtown corridors, 1803 N 40th St offers 13,450 square feet of versatile industrial space across three separate buildings, minutes from the Camelback Corridor and Phoenix Sky Harbor International Airport. This is a rare infill opportunity with the flexibility to accommodate virtually any vision. Whether the objective is owner occupancy, redevelopment, or income production backed by an existing cell tower lease, this property is positioned to deliver.

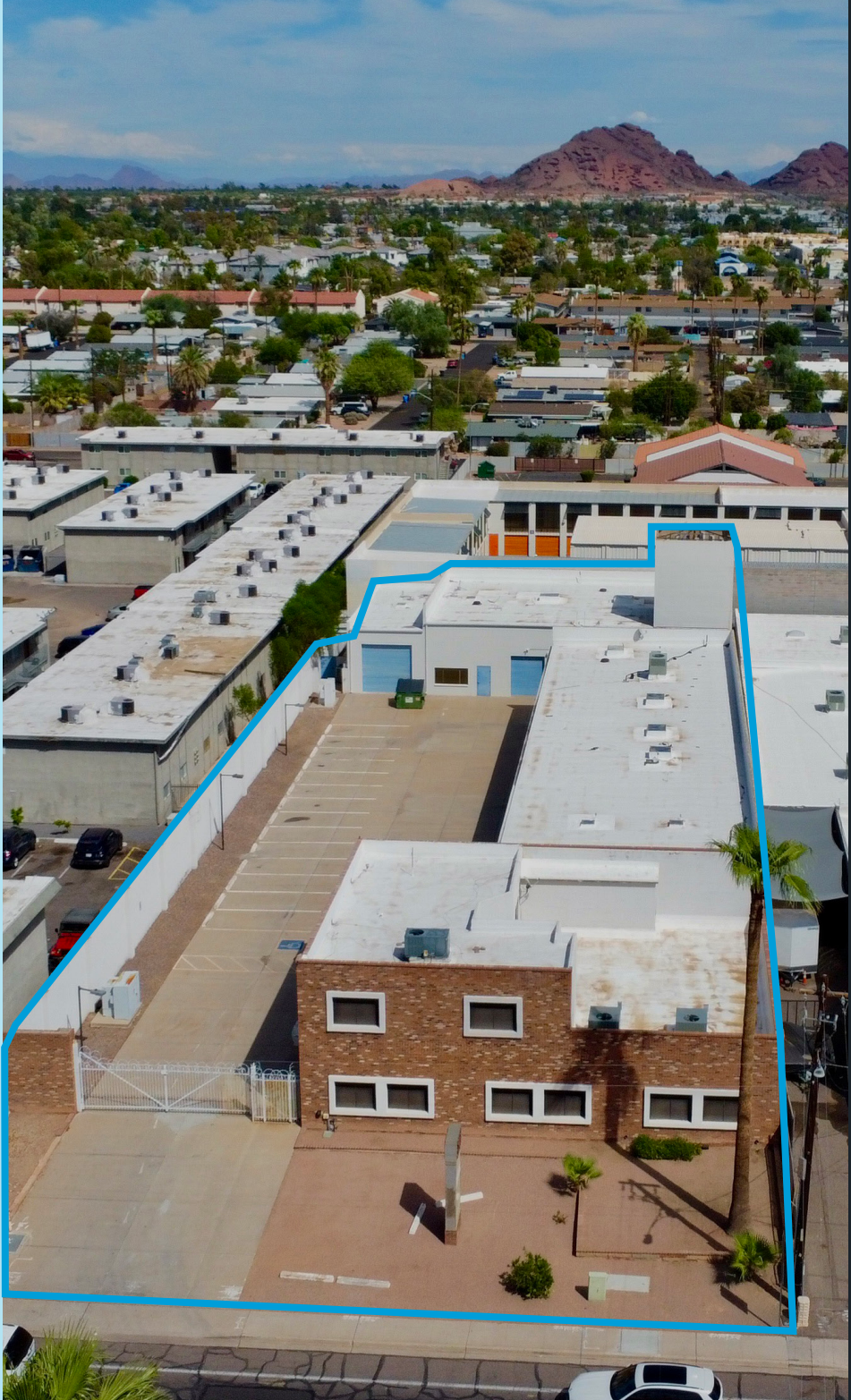
Owner users will find a configuration unlike anything currently available in the submarket, ideal for an executive auto facility, live work compound, or private office campus. The three building layout allows an owner to occupy a portion while leasing the remainder, adding income on top of the in-place cell tower revenue already in place. Investors and redevelopers will recognize the inherent upside: true infill opportunities at this scale are increasingly scarce in Phoenix, and the surrounding corridor's momentum continues to strengthen.



1803 N 40TH ST | PHOENIX, AZ 85008

LISTING DETAILS

PROPERTY TYPE	Industrial
NUMBER OF BUILDINGS	3 Buildings
INDUSTRIAL BAYS	9 Bays
SALE PRICE	\$2,995,000
BUILDING SIZE	±13,450 SF
LOT SIZE	±0.64 AC
ZONING	C-3
PARCEL	126-06-040A
ROLL UP DOORS	12'x10' & 12'x12'
CLEAR HEIGHT	15'



LISTING DETAILS

PROPERTY HIGHLIGHTS

- **Cell tower income in place** — an existing cell tower lease delivers immediate, passive income that offsets carrying costs for any buyer.
- **Three buildings, 9 metered bays to occupy and/or lease** — each bay individually metered, plus a two-story clubhouse — ideal for an executive auto facility, live-work compound or private office campus.
- **Secured and gated access** — a full perimeter security gate delivers the privacy and controlled access that auto and high-value owner-user operations require.
- **Monument signage on 40th Street** — high-profile street presence and prominent exposure along a corridor carrying $\pm 16,513$ vehicles per day.
- **C-3 zoning** — broad commercial zoning unlocks a wide range of permitted uses — maximum flexibility for owner-users, investors and redevelopers alike.
- **Prime infill location** — adjacent to Arcadia and just north of Sky Harbor, in one of the metro's most active and rapidly appreciating corridors, with convenient access to major arterials and the Loop 202.

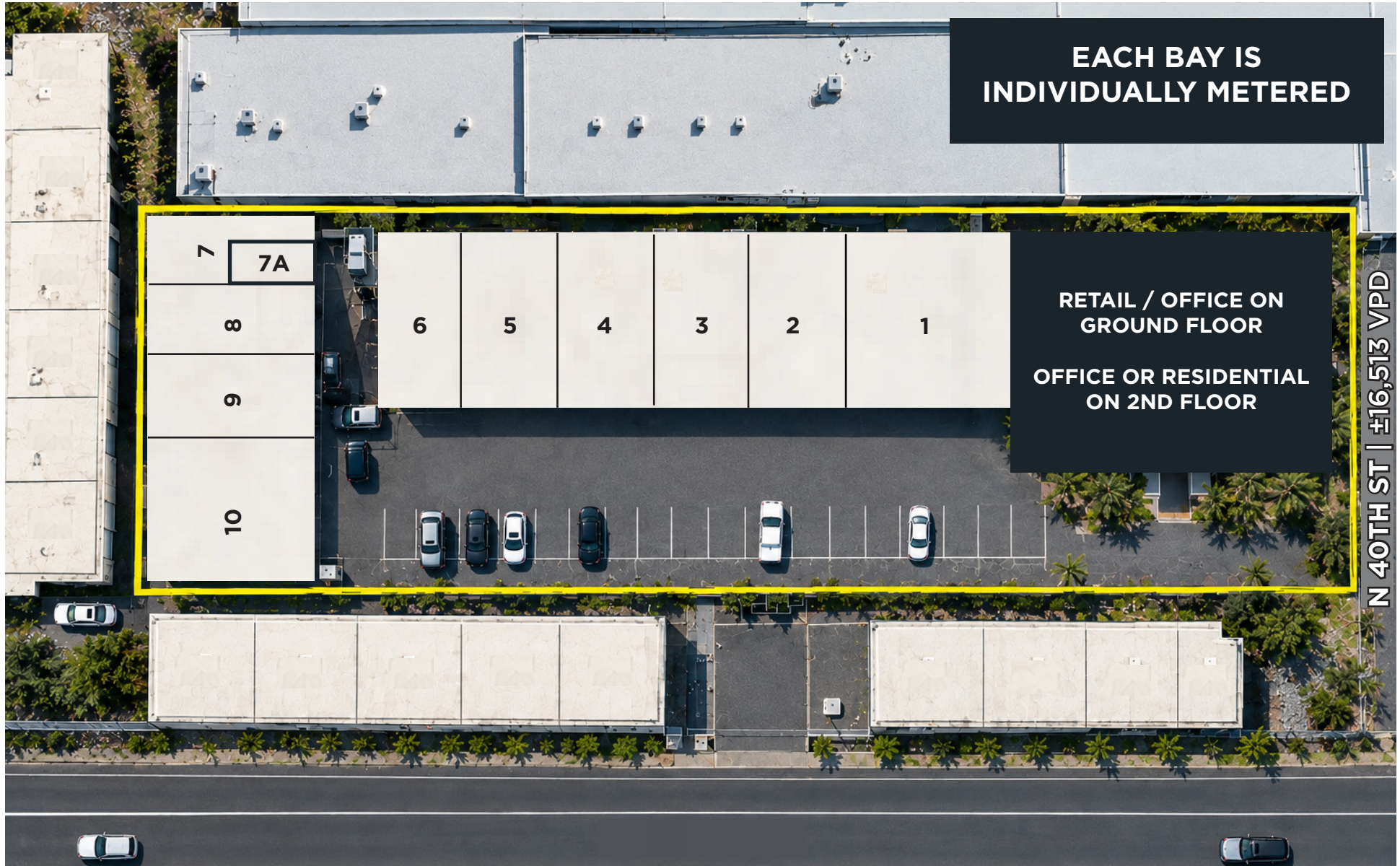


SITE PLAN



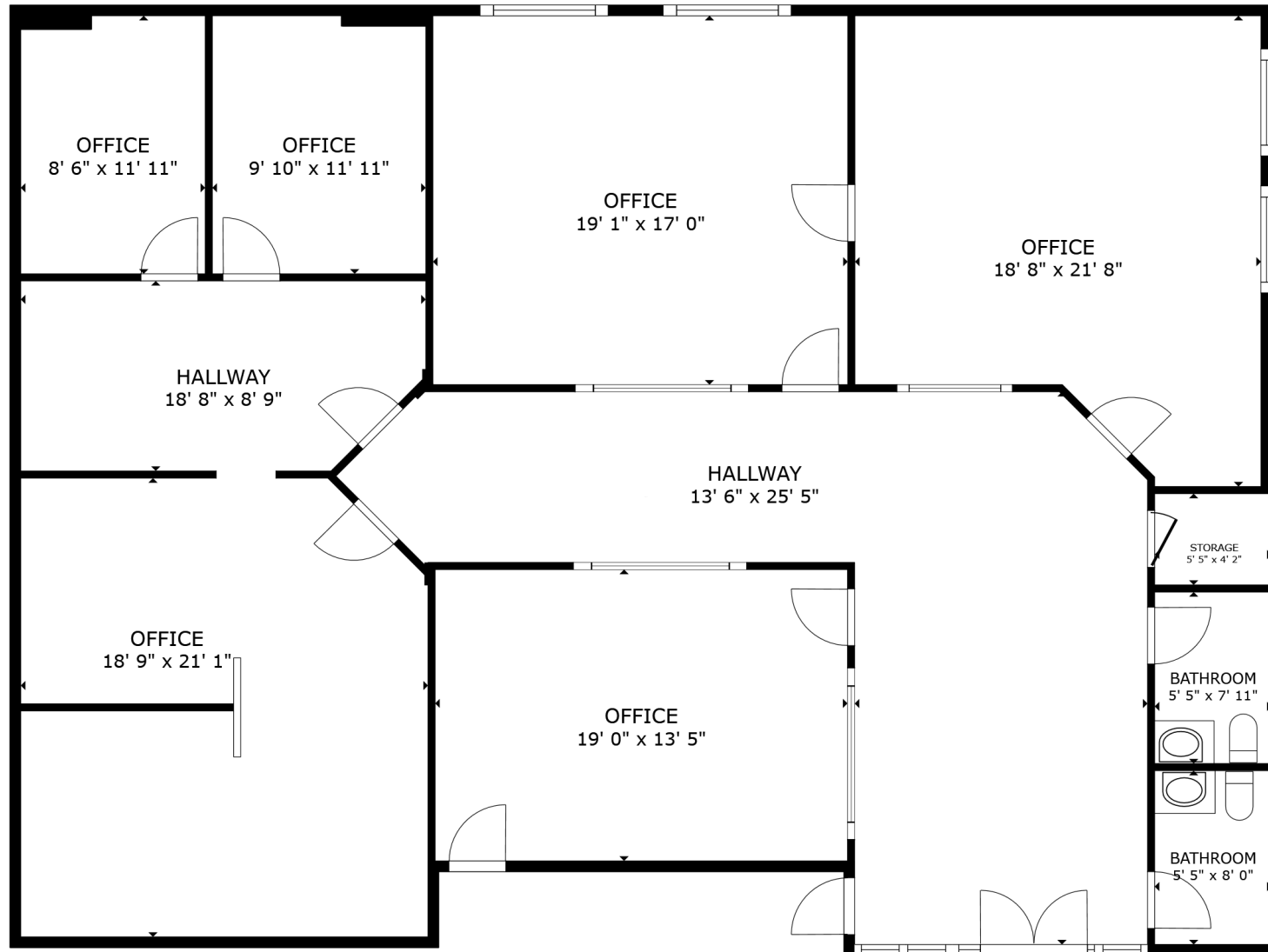
7A - CELL TOWER & STORAGE

SITE PLAN



7A - CELL TOWER & STORAGE

RETAIL / OFFICE FLOOR PLAN





CLICK TO VIEW
VIRTUAL TOUR

RETAIL / OFFICE / CLUBHOUSE / RESIDENTIAL
“ENDLESS POSSIBILITIES” WITH 40TH ST FRONTAGE AND MONUMENT SIGN





CLICK TO VIEW
AERIAL OVERVIEW VIDEO

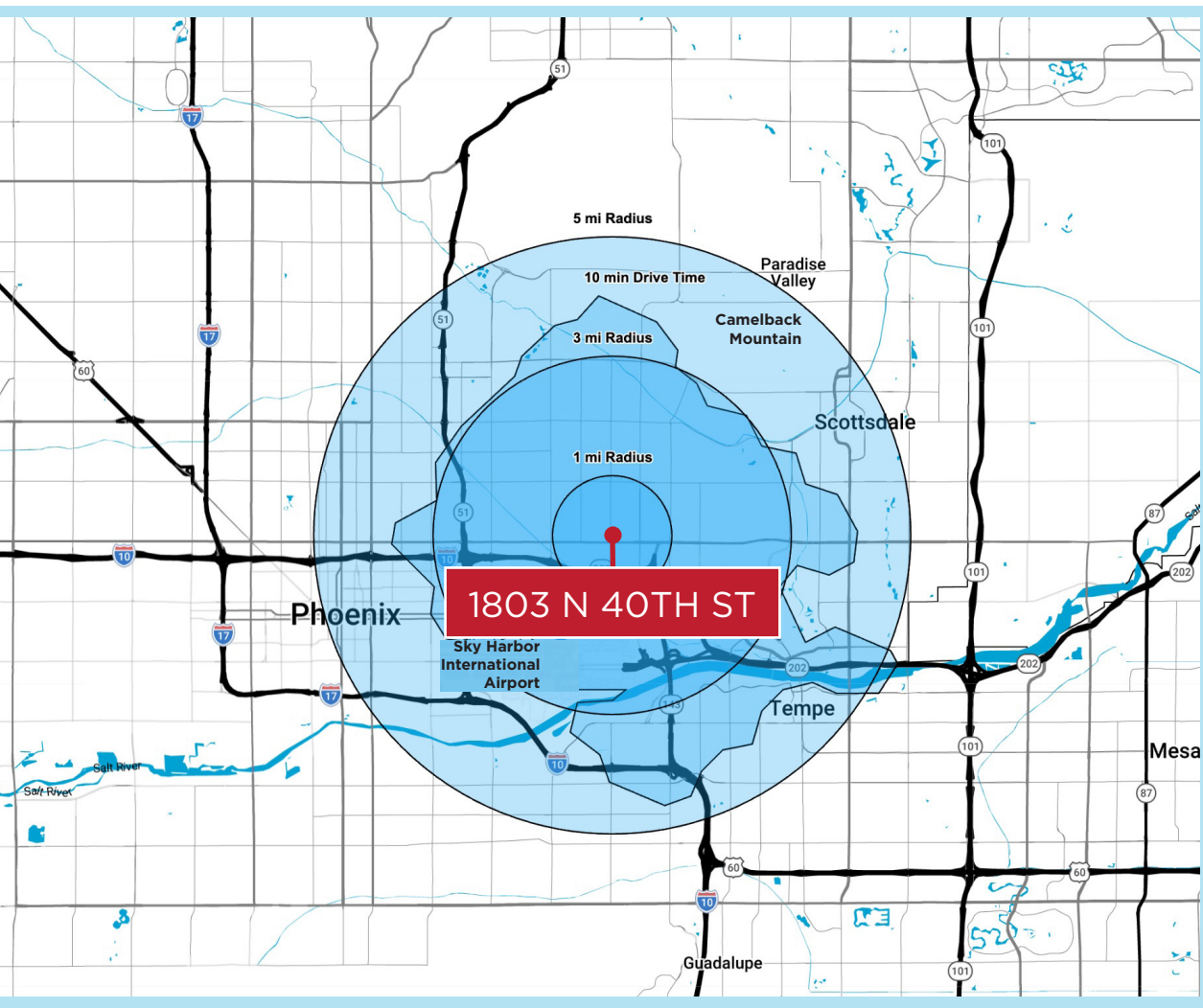
LOCATION, LOCATION, LOCATION!!



AERIAL OVERVIEW



DEMOGRAPHICS



*2025 Statistics from Costar.com

POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2025	24,799	79,287	128,343
2030	25,749	82,555	133,810

HOUSEHOLDS

YEAR	1 MILE	3 MILES	5 MILES
2025	9,526	31,377	52,522
2030	9,905	32,706	54,846

AVERAGE INCOME

YEAR	1 MILE	3 MILES	5 MILES
2025	\$85,054	\$90,434	\$101,737

MEDIAN HOME VALUE

YEAR	1 MILE	3 MILES	5 MILES
2025	\$414,938	\$481,448	\$593,147

EMPLOYEES

YEAR	1 MILE	3 MILES	5 MILES
2025	8,150	38,251	69,151

BUSINESSES

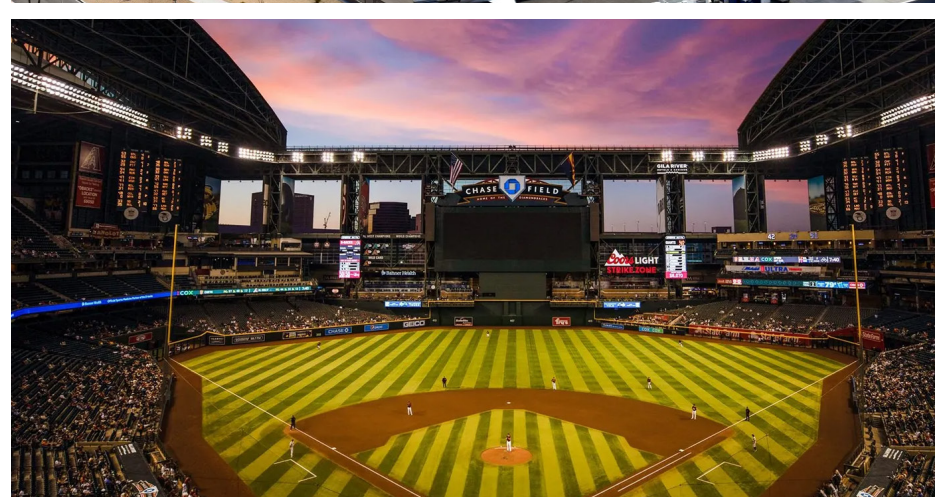
YEAR	1 MILE	3 MILES	5 MILES
2025	812	3,853	8,258

PHOENIX CITY OVERVIEW

Phoenix is one of the fastest-growing industrial and logistics hubs in the western United States, supported by its strategic location, expanding population base, and strong connectivity to major Southwest and West Coast markets. The region continues to attract national and global occupiers due to its business-friendly environment, relatively lower operating costs, and access to a deep labor pool. With sustained demand for warehousing, e-commerce distribution, and manufacturing space, Phoenix has solidified its position as a premier destination for industrial investment and long-term growth.

INDUSTRIAL MARKET OVERVIEW

- Prime logistics hub with 1-day access to major U.S. markets
- Strong demand from e-commerce and distribution users
- Rapid population growth driving labor and consumption
- Business-friendly climate with competitive operating costs
- Improving infrastructure supporting freight and trucking
- Deep labor pool fueled by in-migration and education pipelines
- High investor demand from institutional and private capital



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This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

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