

For Lease or Sale



Accelerating success.



37 South 40th Place
Phoenix, AZ 85034

±5,100 sf space available

Highly Desirable Sky Harbor Airport Submarket

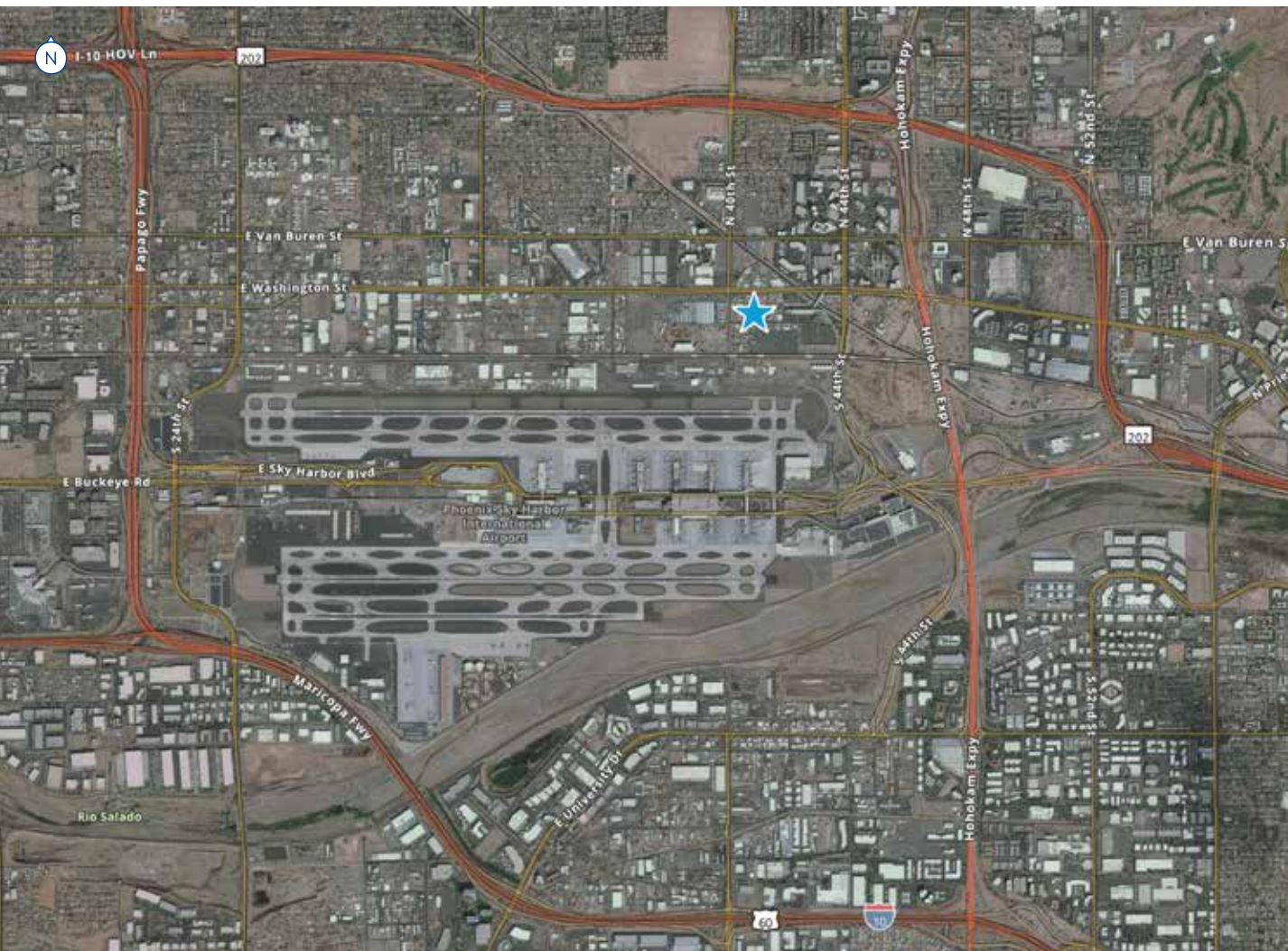
Lease: \$6,500 per month NNN plus all utilities

Sale: \$1,190,000

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Highlights

- ±5,100 sf available (1,600 sf office, 3,500 sf warehouse)
- 500 sf of mezzanine/storage space
- Lot size 15,699 sf
- Two private offices, conference room and show room
- Evaporative cooled warehouse
- Four roll-up doors
- Secured yard
- Property taxes and building Insurance currently \$510.00 per month
- In proximity to I-10, I-17, Loop 202, SR-143 and SR-51
- Zoned A-1