

# FIRST COMMONS

4625 - 4635 WEST MCDOWELL ROAD

Phoenix, Arizona

## PROPERTY FEATURES

<b>BUILDINGS SIZE</b>	4625 (North Building) ±44,545 SF 4635 (South Building) ±54,890 SF
<b>TOTAL AVAILABLE</b>	Available Now - ±15,075 SF Available 4/1/20 - ±6,392 SF
<b>LOADING</b>	Truckwell & Grade Level Loading
<b>ZONING</b>	CP/GCP
<b>YEAR BUILT</b>	2001
<b>POWER</b>	277/480V 3P

**AVAILABLE NOW - ±15,075 SF**  
**AVAILABLE 4/1/20 - ±6,392 SF**

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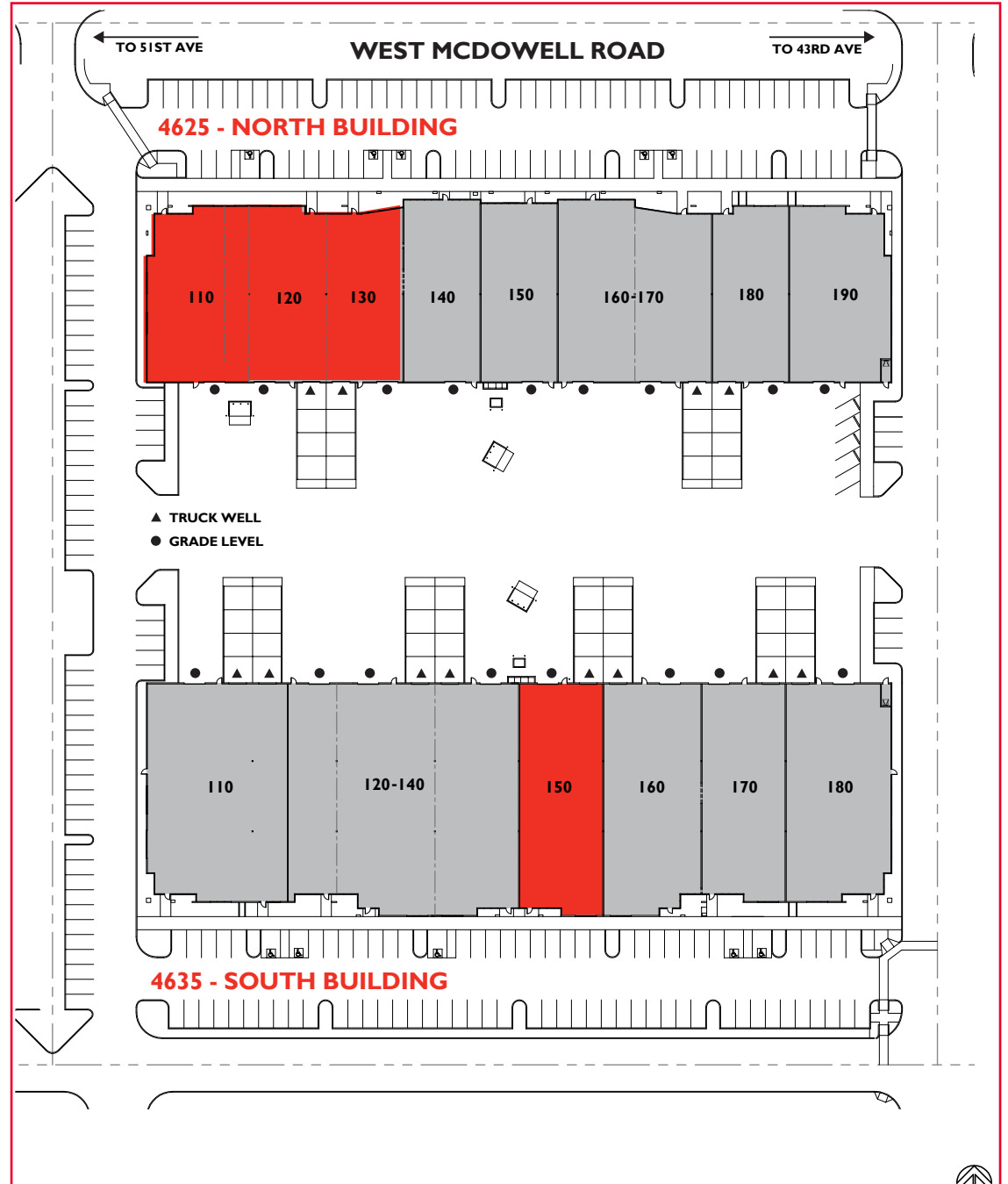
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# FIRST COMMONS

4625 - 4635 W. McDowell Road

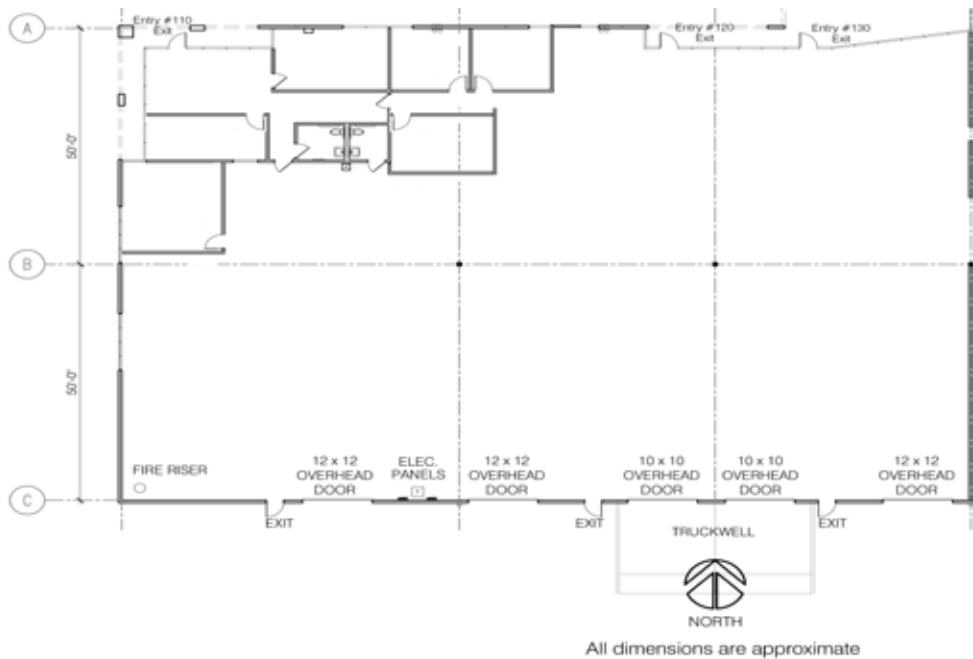
±6,392 SF & ±15,075 SF  
Industrial Space Available



**NORTH BUILDING**

**SUITE 110-130: ±15,075 RSF**

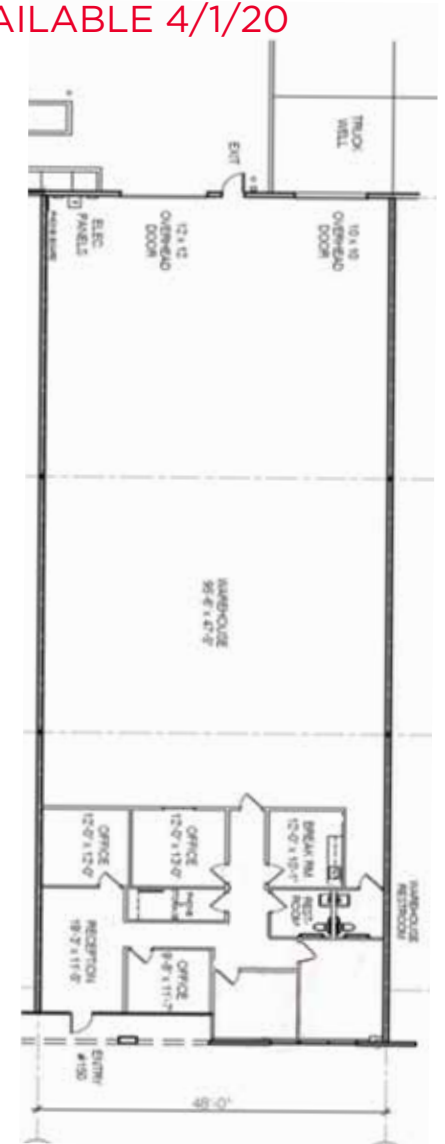
- ±2,500 SF Office
- ±13,075 SF Warehouse
- (3) Grade Level Doors
- (2) Truckwell Docks
- \$0.60 PSF NNN



**SOUTH BUILDING - AVAILABLE 4/1/20**

**SUITE 150: ±6,392 RSF**

- ±1,350 SF Office
- ±5,042 SF Warehouse
- (1) Grade Level Door
- (1) Truckwell Dock
- \$0.55 PSF NNN



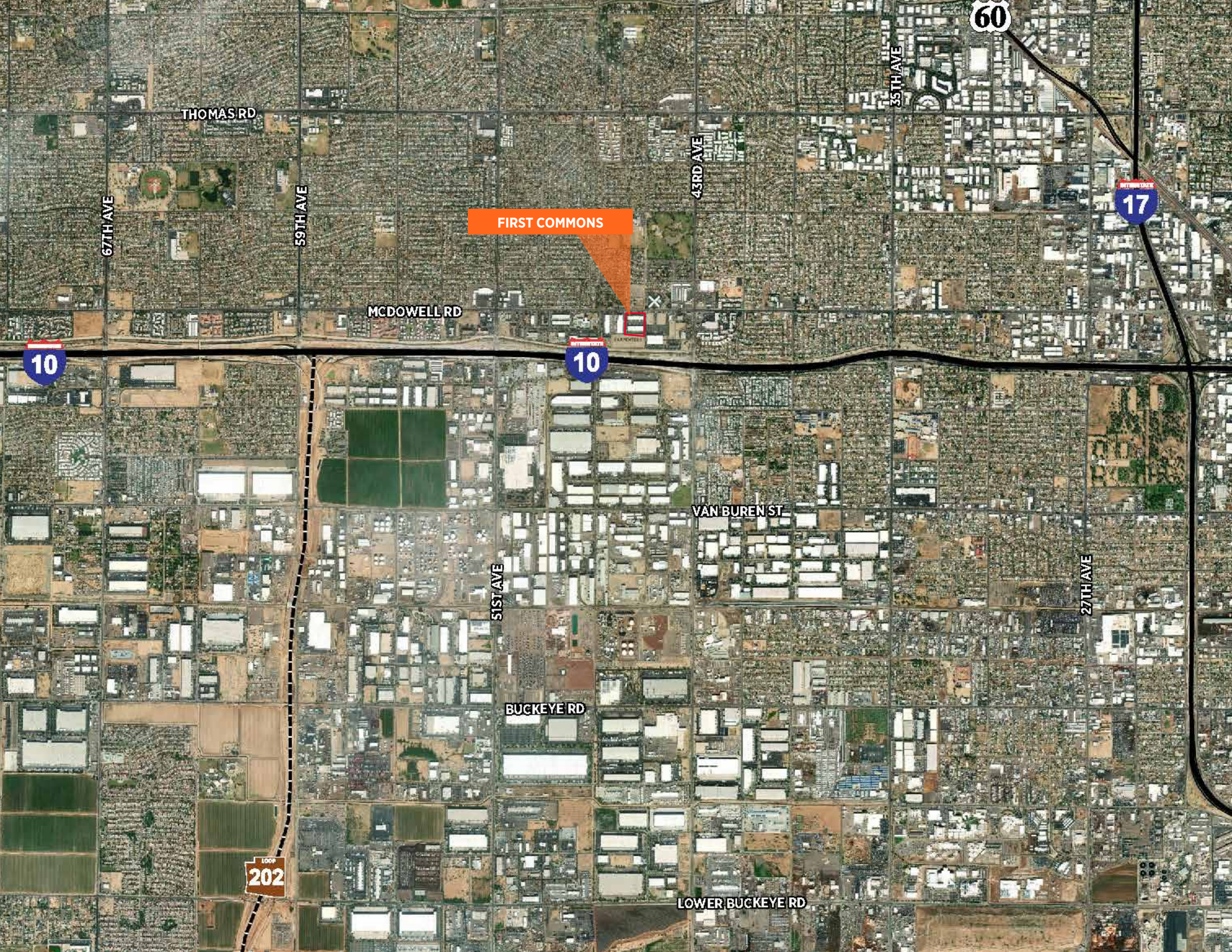
For more information, please contact:

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60

THOMAS RD

67TH AVE

59TH AVE

FIRST COMMONS

43RD AVE

35TH AVE

17

10

MCDOWELL RD

10



VAN BUREN ST

51ST AVE

27TH AVE

BUCKEYE RD

202

LOWER BUCKEYE RD