

INDUSTRIAL FOR LEASE

4030 E UNIVERSITY DR | PHOENIX, AZ

EAST OF THE NEC OF UNIVERSITY DR & 40TH ST



**INDUSTRIAL
BUILDING
FOR LEASE**

**Industrial Building Available Near
Phoenix Sky Harbor International Airport**

EXCLUSIVE CONTACTS:

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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. 

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

INDUSTRIAL FOR LEASE

4030 E UNIVERSITY DR | PHOENIX, AZ

AVAILABLE	±12,420 SF Building (±1.43 Acres)
LEASE RATE	\$15,000/Month Gross
BUILD OUT	Warehouse; 3 Offices
ZONING	A-2, City of Phoenix
DOORS	4 Bay Doors - 16' Rollups
POWER	800 Amps 120/208 Volts 3 Phase (SRP)

FEATURES

Entrance Off of University Drive & Magnolia Street

Security System and Cameras Throughout

Paved Parking Lot Fenced Along Perimeter

Phase 1 and 2 Environmental were done in 2015

DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES
2019 Population	428	78,920	327,139
2019 Households	123	29,969	120,100
Median HH Income	\$38,152	\$45,272	\$47,707



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. 09 25 20

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AVAILABLE

±62,382 SF Lot (±1.43 Acres)

±12,420 SF Warehouse

3 Offices (±450 SF, ±230 SF, and ±340 SF)

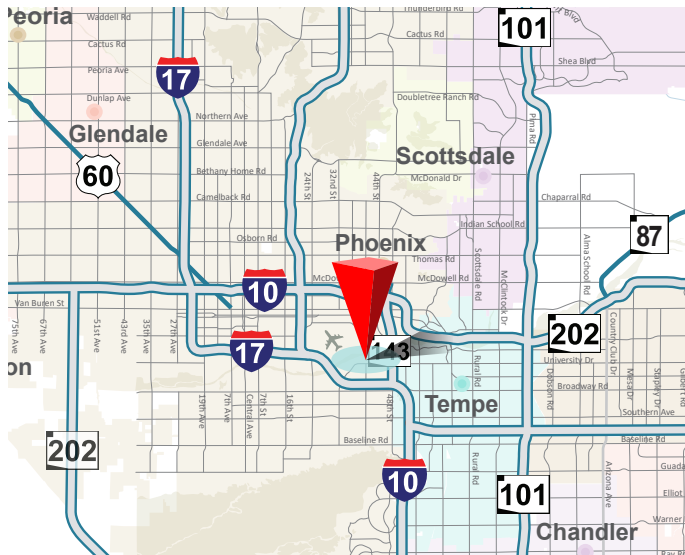
2 Restrooms

Paved Parking Lot

Fenced Along Perimeter

4 Bay Doors - 16' Rollup

800 Amps | 120/208 Volts | 3 Phase (SRP)



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