

ALLRED 40

4039 EAST RAYMOND STREET // PHOENIX, AZ
NEC OF INTERSTATE 10 & 40TH STREET



FACT SHEET

PROPERTY HIGHLIGHTS

Year Built	2017
Building Size	±89,889 SF
Available Space	±89,889 SF
Asking Rate	\$16.95 Per Square Foot NNN
Parking Ratio	±6.67/1,000 SF; 600 Surface Spaces Available

LOCATION HIGHLIGHTS

- Located at the center of Metro Phoenix's transportation and commerce
- Excellent ingress and egress via signalized intersection at 40th Street and Raymond Street
- Full diamond interchange at I-10 and 40th Street
- Monument signage potential

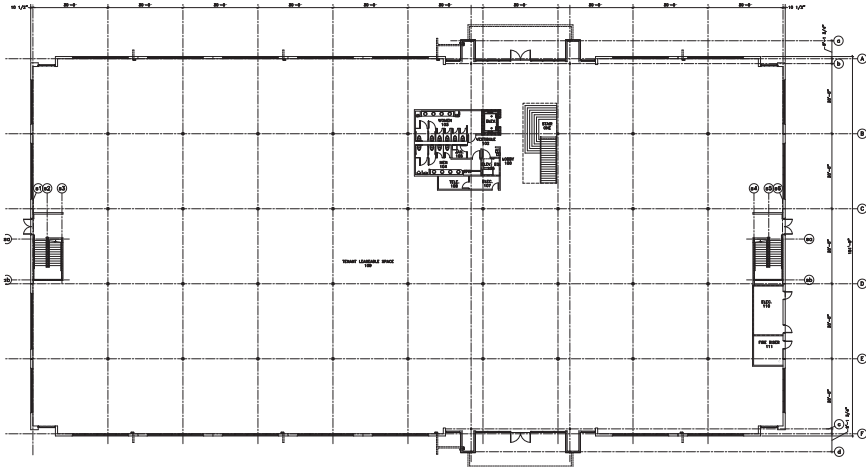


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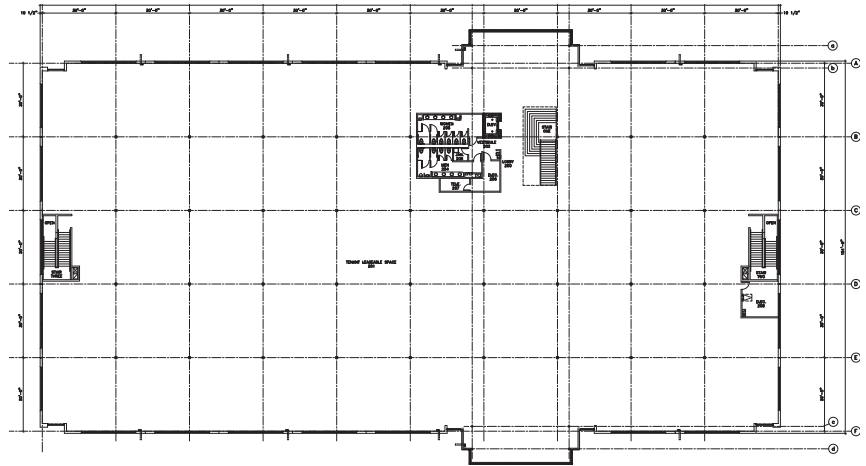
4039 EAST RAYMOND STREET
PHOENIX, AZ

NEC OF I-10 & 40TH ST

FIRST FLOOR



SECOND FLOOR



NOT TO SCALE



FOR MORE INFORMATION, PLEASE CONTACT

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