

**4525 E MCDOWELL RD**  
**PHOENIX, AZ 85008**



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. COFAC International

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



# FOR SALE OR LEASE

Half acre fenced & gated yard in an excellent location.  
Adjacent to 143 Fwy, & minutes to Loop 202/I-10 Fwys.

Prominent location off McDowell Rd with over 60,000 vehicles passing by per day.

**±25,539 SF Warehouse Including ±2,000 SF Office Space with Potential Build-out**



## Exclusive Contacts:

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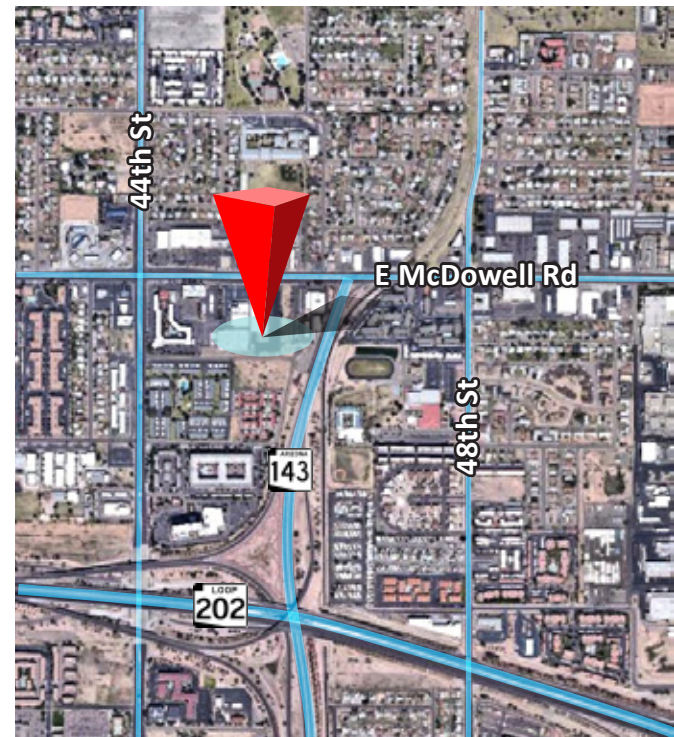
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## Space Amenities

- ±25,539 SF For Lease
- ±44,789 SF Building
- 1,600 A, 277/480V, 3P
- 16' Clear Height
- 3/1,000 Parking
- Skylights
- New Lighting in Warehouse
- New Foamed Roof
- Grade Level 12' x 20' Door
- Evap Cooled Warehouse
- A/C for ±2,000 SF Office
- Monitored Fire Sprinklers
- Fog Sealed Parking Lot
- C-2 Zoned



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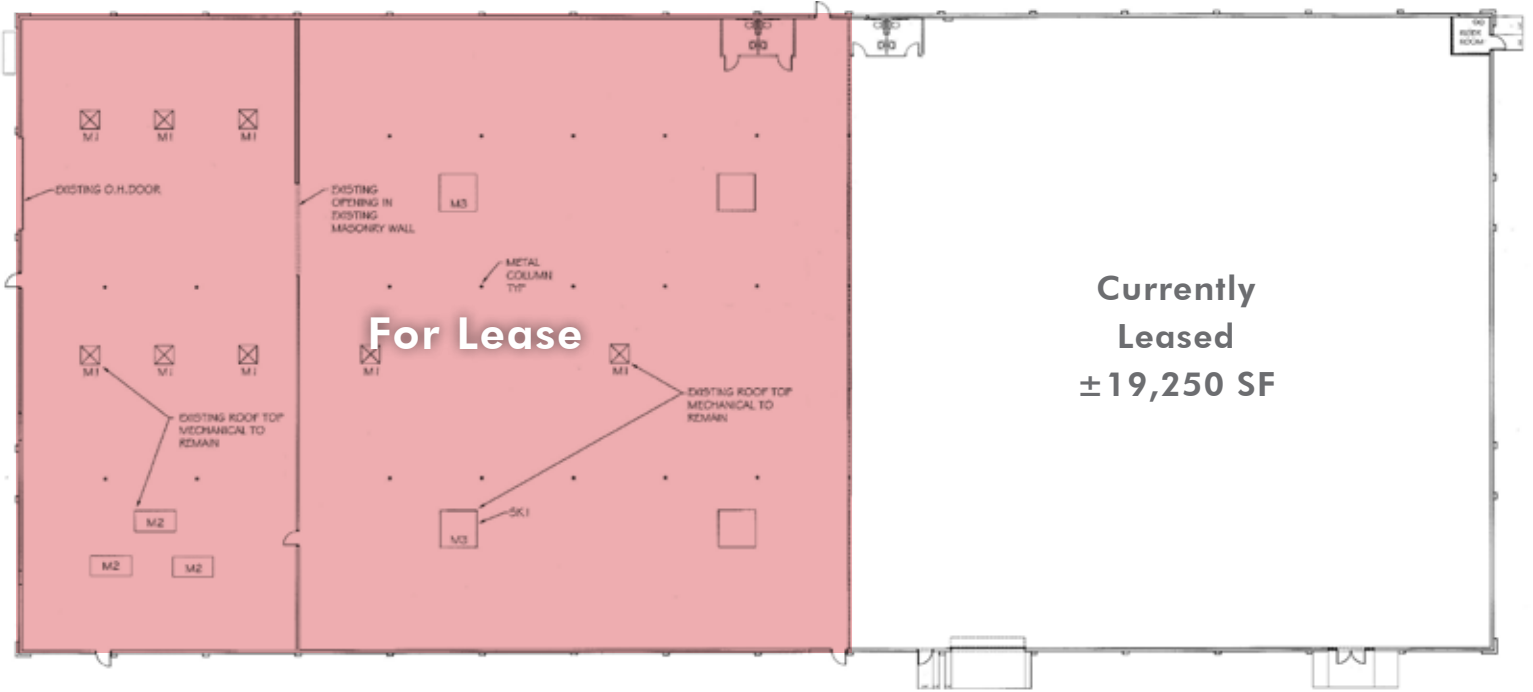
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### Lease Rate: **\$0.69 PSF NNN**



### Existing Layout **44,789 SF**

### Sale Price: **\$4,600,000 (\$103.28 PSF)**



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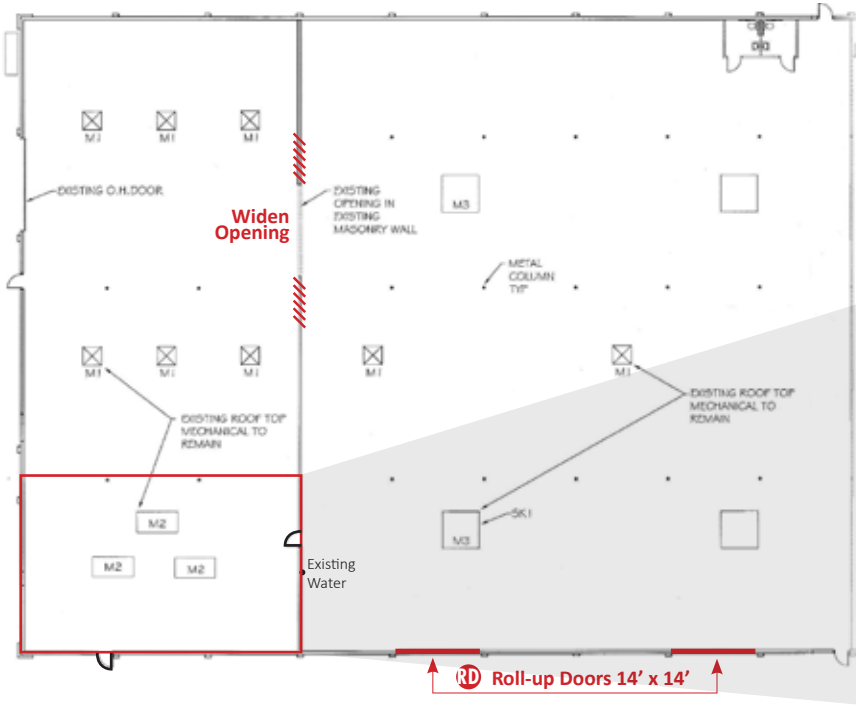
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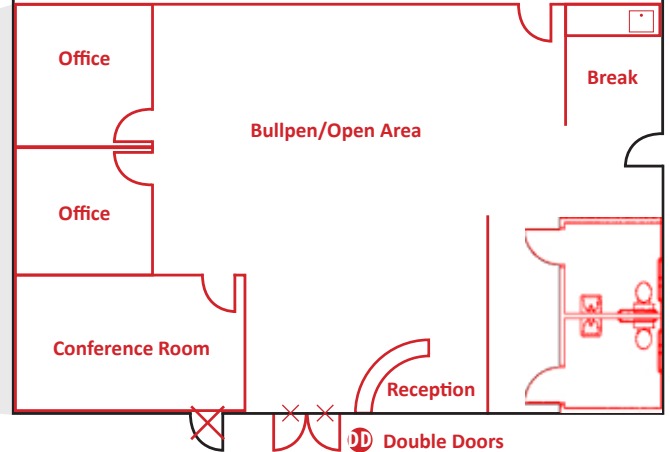


## Proposed Layout 25,539 SF



## Potential Storefront Upgrades: (Changes in Red)

- Reception Area
- Conference Room
- 2 Offices
- Small Bullpen/Open Area
- 2 Restrooms
- Break Area



## Proposed Buildout



## Potential Exterior Upgrades:

- ① Southside ± 20,000 Fenced Yard
- ② Gates
- ③ Possible Truckwell Location

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