



**FOR SALE**  
**4830 S 36<sup>th</sup> Street & 4831 S 35<sup>th</sup> Place**  
 Phoenix, Arizona



**FEATURES:**

- Ideal owner/user building with income
- ±11,041 SF available for occupancy with ±8,150 SF of office
- Advanced manufacturing tenant in a ±7,982-SF, fully air conditioned suite
- ±1,000 amps at 277/480 volt
- Three (3) points of access and a small gated yard
- Zoning – City of Phoenix – IND PK

**HIGHLIGHTS**

<b>BUILDING SIZE</b>	19,023 square feet	
<b>SALE PRICE</b>	\$117.00/SF	
<b>APN #</b>	122-72-019C	
<b>RE TAXES</b>	2019	\$27,766.94
	2018	\$27,020.18
<b>COMPLETE RENOVATION</b>	2015	
<b>LOADING</b>	(2) 12' x 14' and (1) 12' x 12' grade doors	

**Joshua Wyss**  
 Senior Director  
 (602) 224 4407  
 joshua.wyss@cushwake.com

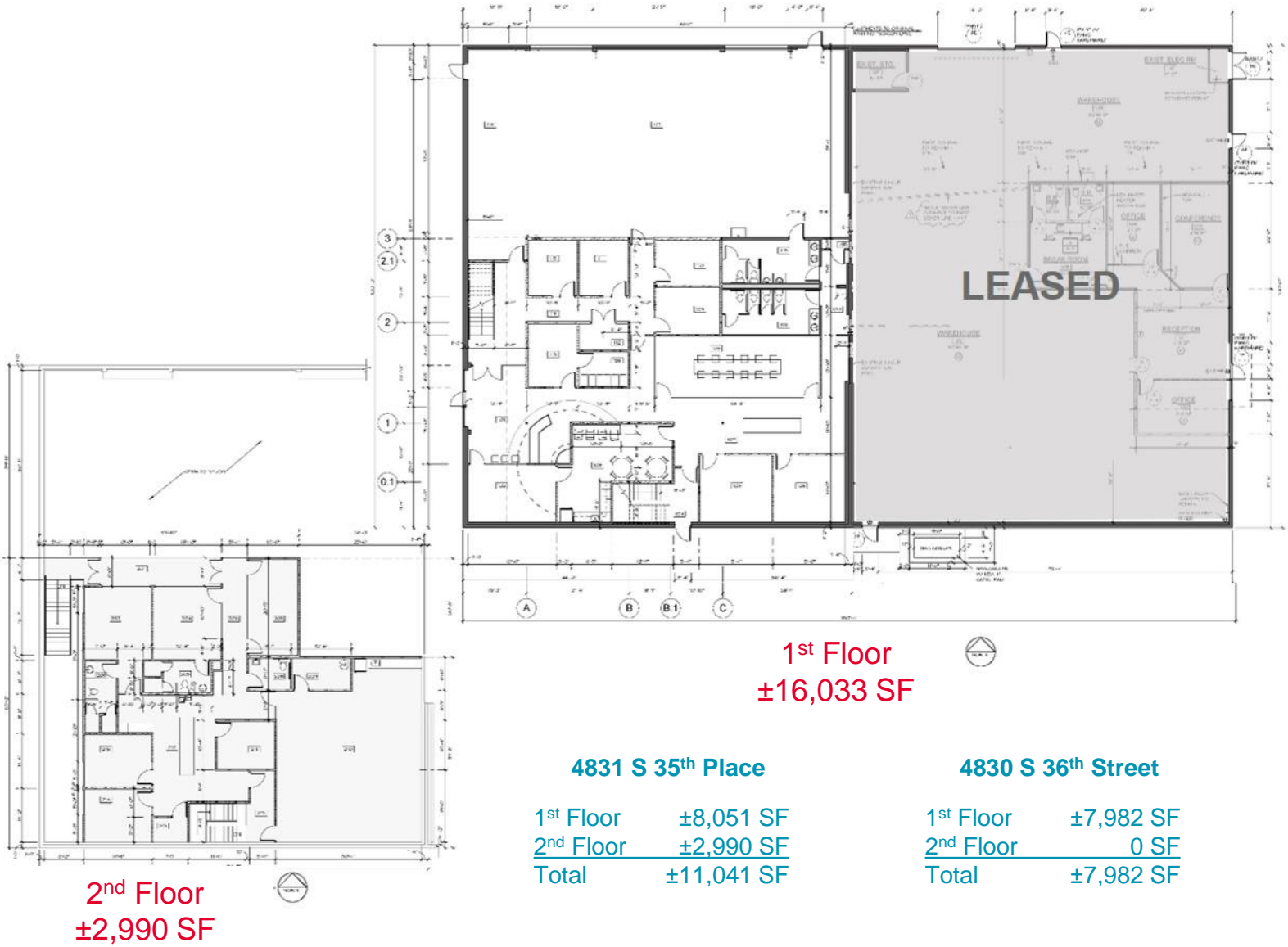
**Christian Coraggio**  
 Associate  
 (602) 224 4463  
 christian.coraggio@cushwake.com

2555 East Camelback Road  
 Suite 400  
 Phoenix, Arizona 85016  
 phone: +1 602 954 9000  
 cushmanwakefield.com



**FOR SALE**  
**4830 S 36<sup>th</sup> Street & 4831 S 35<sup>th</sup> Place**  
 Phoenix, Arizona

**FLOOR PLANS**



**Joshua Wyss**  
 Senior Director  
 (602) 224 4407  
 joshua.wyss@cushwake.com

**Christian Coraggio**  
 Associate  
 (602) 224 4463  
 christian.coraggio@cushwake.com

2555 East Camelback Road  
 Suite 400  
 Phoenix, Arizona 85016  
 phone: +1 602 954 9000  
 cushmanwakefield.com

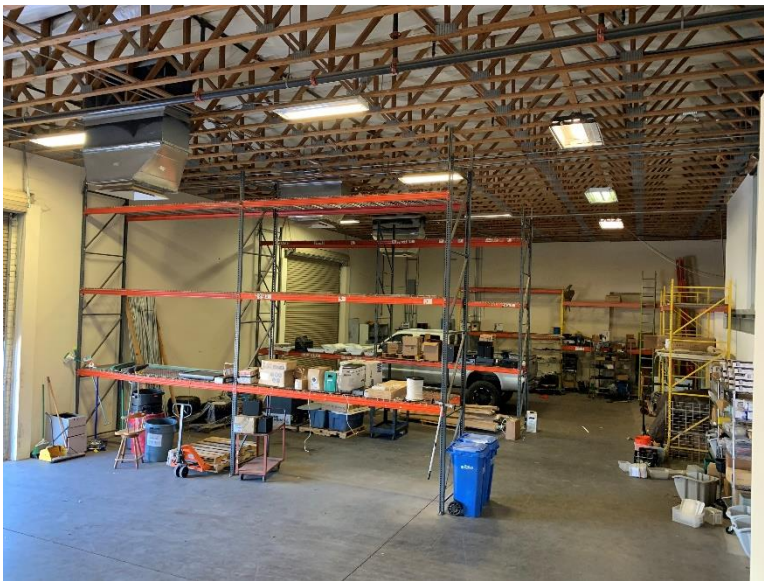


**FOR SALE**  
**4830 S 36<sup>th</sup> Street & 4831 S 35<sup>th</sup> Place**  
Phoenix, Arizona



*High-image office build-out*

*Warehouse – 18' clear with evap cooling*



*Training Room with separate entrance*

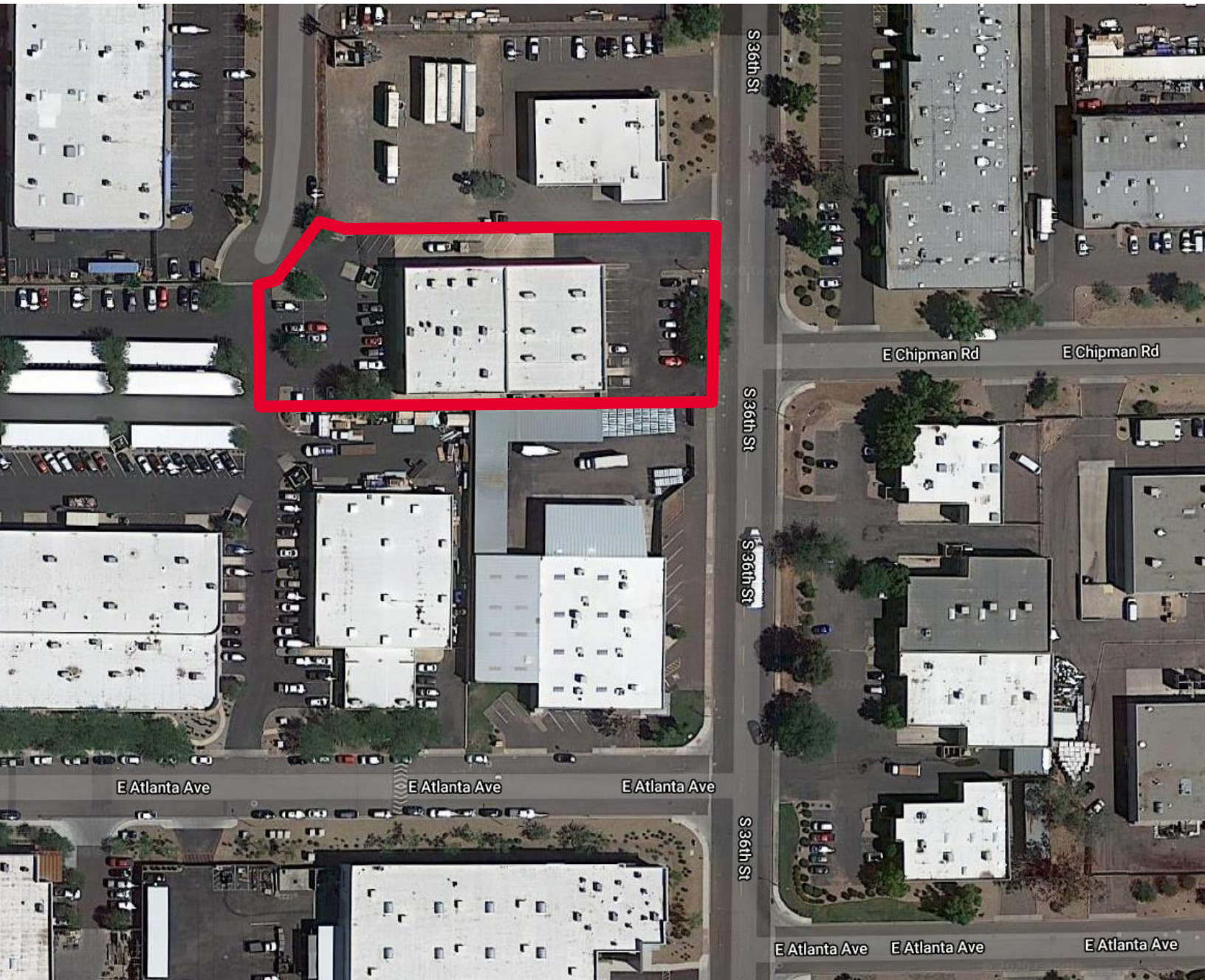
**Joshua Wyss**  
**Senior Director**  
(602) 224 4407  
joshua.wyss@cushwake.com

**Christian Coraggio**  
**Associate**  
(602) 224 4463  
christian.coraggio@cushwake.com

2555 East Camelback Road  
Suite 400  
Phoenix, Arizona 85016  
phone: +1 602 954 9000  
cushmanwakefield.com



**FOR SALE**  
**4830 S 36<sup>th</sup> Street & 4831 S 35<sup>th</sup> Place**  
Phoenix, Arizona



**Joshua Wyss**  
Senior Director  
(602) 224 4407  
joshua.wyss@cushwake.com

**Christian Coraggio**  
Associate  
(602) 224 4463  
christian.coraggio@cushwake.com

2555 East Camelback Road  
Suite 400  
Phoenix, Arizona 85016  
phone: +1 602 954 9000  
cushmanwakefield.com