INDUSTRIAL FOR LEASE

4845-4855 W MCDOWELL RD, PHOENIX, AZ 85035

$1.35/SF/MO NNN

+ $0.33/SF/MO OPERATING EXPENSES



THE LEROY BREINHOLT TEAM

DAVID BEAN
D 480.214.1105
M 480.299.5964
dbean@cpiaz.com

KELLI JELINEK
D 480.214.1109
M 480.369.7872
kjelinek@cpaiz.com

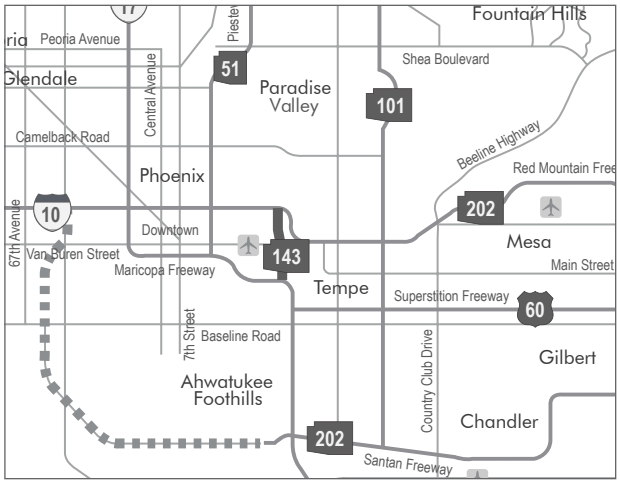
COMMERCIAL PROPERTIES INC.
Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

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. 10 15 25

PROPERTY FEATURES

- 79,744 SF – Multi-Tenant Industrial Park
- Adjacent to the I-10 Freeway for Easy Access to all of Metro Phoenix
- Recent Cosmetic Improvements (Paint, Landscaping, etc.)
- 12′ x 14′ Grade-Level Loading
- 20′ Clear Heights
- Zoned CP-GCP, City of Phoenix
- 120/208 Volts Power



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AVAILABILITIES

BLDG	SUITE	SF	OFFICE %	OFFICE LAYOUT
4855	130-140B	6,466	15%	Reception, 2 Offices, Bull Pen, & 2 Restrooms



4845 W McDowell - 39,064 SF
Suites 1 - 14

4855 W McDowell - 39,064 SF
Suites 1 - 14

AVAILABLE OCCUPIED

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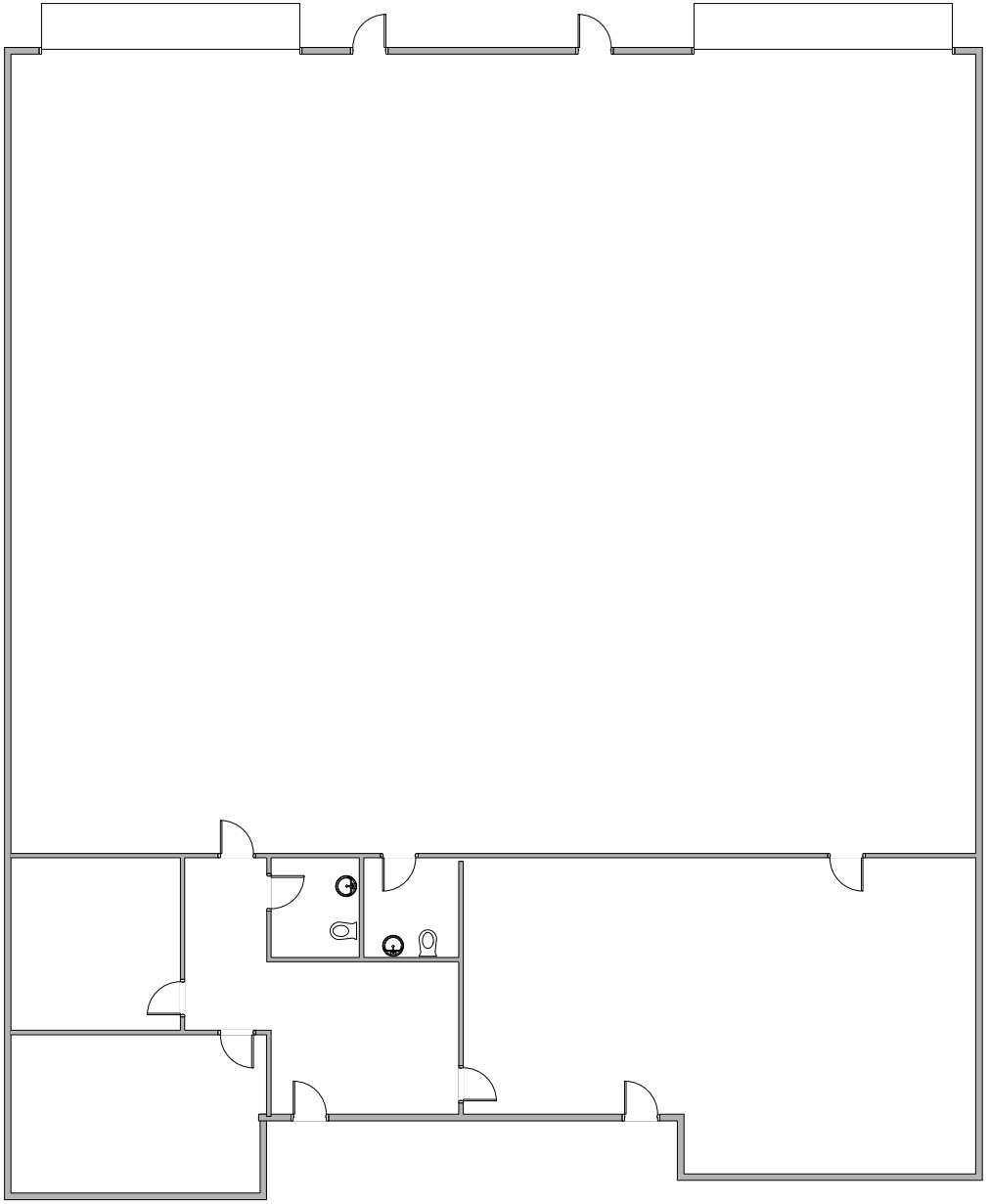
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4855 W MCDOWELL RD

SUITE 130B-140B

6,466 SF





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