

OWNER / USER FLEX
BUILDING

FOR
SALE

4511 E BROADWAY RD
PHOENIX, AZ 85040

LEVROSE
COMMERCIAL REAL ESTATE



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PROPERTY DETAILS

PROPERTY TYPE	Industrial / Flex
SALE PRICE	\$2,260,000 (\$309/SF)
BUILDING SIZE	±7,304 SF
YEAR BUILT	2006/2018 (Renovated)
ZONING	Commerce Park District 
PARCEL	123-06-095
PARKING	28 Spaces (2 Covered)



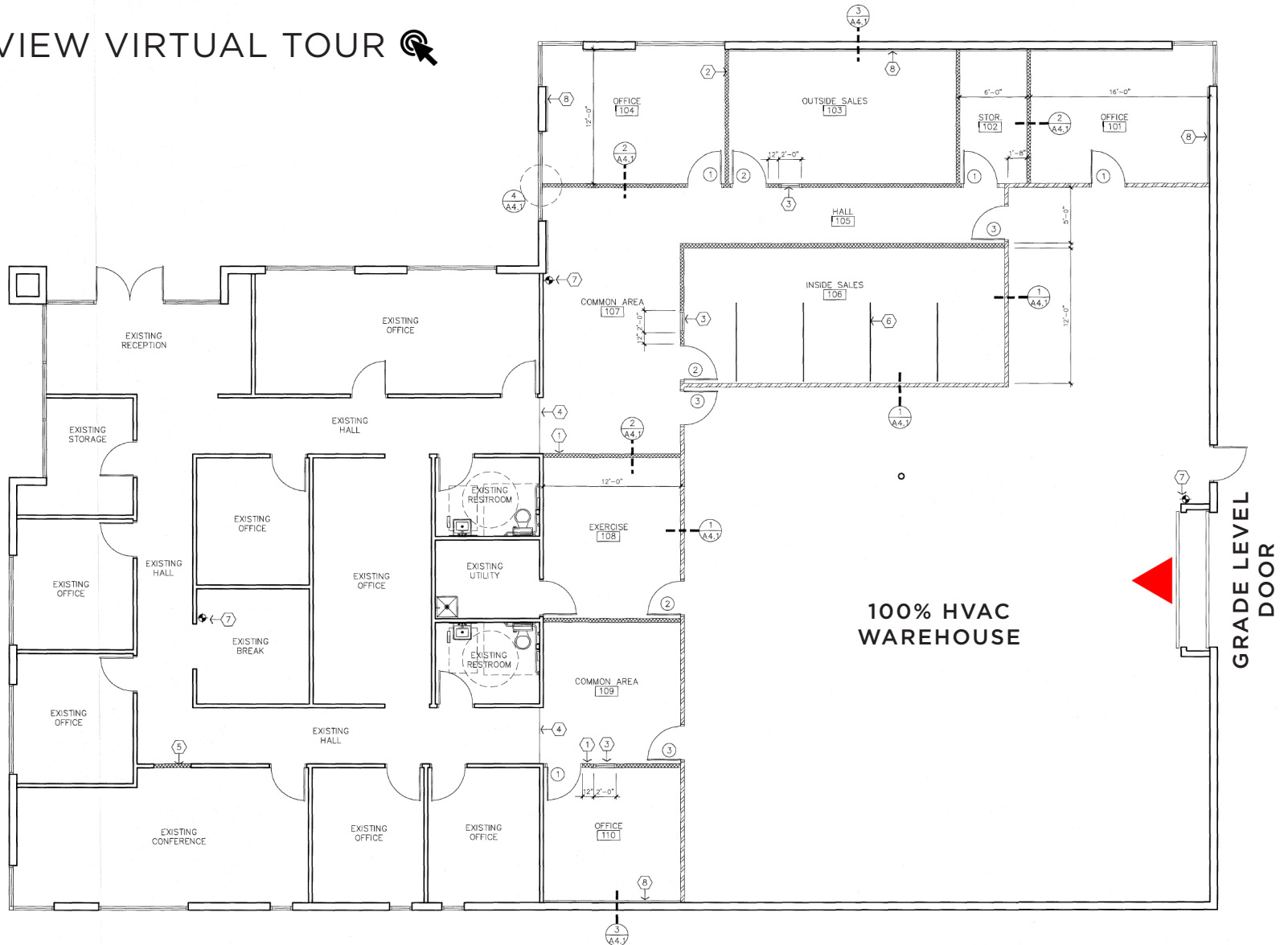
HIGHLIGHTS

- $\pm 70\%$ office / $\pm 30\%$ warehouse
- Seller financing available
- Built in 2006
- Power: 400A 277/480V, 3-Phase (Buyer to confirm)
- Parking lot recently resurfaced
- 100% HVAC
- 16' clear height
- Fire sprinklers
- Skylights in warehouse
- 12 offices, 3 bathrooms, 1 reception, 1 kitchenette, 1 conference room
- One (1) grade level door (14' H x 12' W)
- Low-E glass
- LED lights
- 3/4 new HVAC units in past 12 months
- Epoxy floor in warehouse
- Close proximity to SR143, I-10 Freeways and Sky Harbor



FLOOR PLAN

[CLICK TO VIEW VIRTUAL TOUR](#) 



PHX

PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT



PHOENIX CITY OVERVIEW

GROWING POPULATION

The City of Phoenix a fast-paced and dynamic city with a welcoming attitude towards its residents and businesses. Phoenix is the 5th largest city in the United States, and currently houses more 1.6M residents with the median age being 34 years old. The population grew 11.2% in between 2010-2020, and the city is still seeing businesses and families alike relocating to the city. Phoenix has plenty to offer its residents and visitors, including more than 185 golf courses, 10 luxurious resorts, the finest dining in the state, and more than 50 miles of hiking, biking, and horseback riding trails.

BUSINESS IN PHOENIX

There are currently close to 50,000 businesses in Phoenix and over 750,000 employees. Entertainment, travel, and apparel are the most popular business sectors residents spend their income on. Phoenix is home to corporate headquarters of five Fortune 500 companies: Avnet, Freeport-McMoRan, Republic Services, Magellan Health and Sprouts Farmers Market (2021).



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