



**FOR SALE OR LEASE**

# 34,000 SF Multi-Tenant Warehouse/Office

4020 S 15th Avenue | Phoenix, AZ 85041



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**FOR LEASE**

34,000 SF

Building Size

34,000 SF

Available Size

4.13 Acres

Land Size

Contact Broker

Price & Rental Rate

## PROPERTY HIGHLIGHTS

Available SF	34,000
Year Built	1853
Zoning	A-2, Phoenix
Clear Height	14'-24'
Yard	4.13 AC fenced
Power	2200 A. 277/480 V
Parking	Surface Available

## ABOUT THE PROPERTY

This property is a versatile, multi-tenant warehouse and office space. It features a 4,000-square-foot canopy and includes four offices, a conference room with a reception area, a breakroom, storage space, and a restroom. The warehouse is equipped with three five-ton cranes for heavy lifting and has a secured, fenced-in 4.13-acre yard. The space is comprised of 85% warehouse and 15% office, providing a balanced layout for both operational and administrative needs. Additionally, it includes a 16' x 18' roll-up door for easy access.

# ±18,824 SF Multi-Tenant Warehouse/Office

4020 S 15th Avenue | Phoenix, AZ



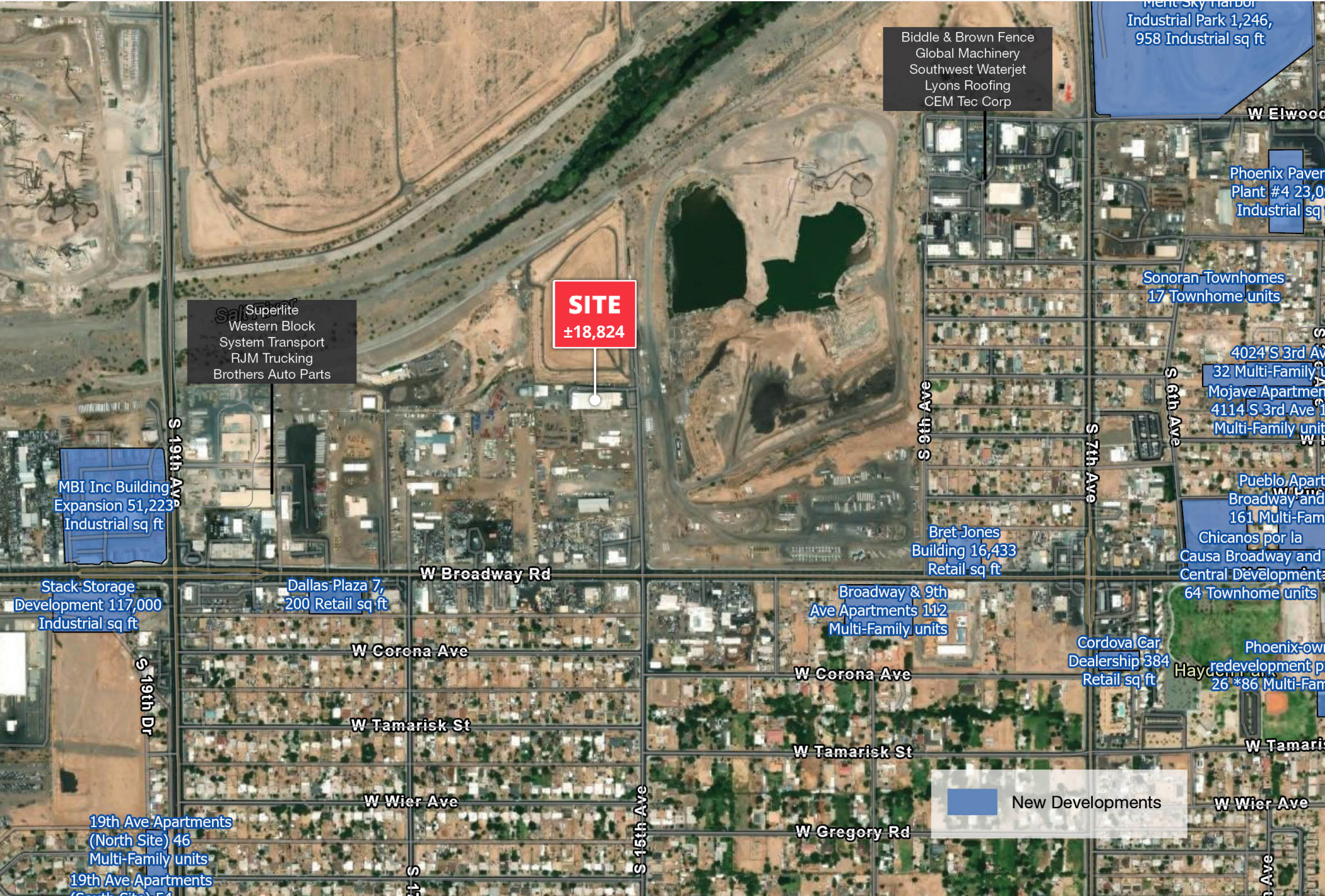
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**SITE**  
±18,824

Superlite  
Western Block  
System Transport  
RJM Trucking  
Brothers Auto Parts

Biddle & Brown Fence  
Global Machinery  
Southwest Waterjet  
Lyons Roofing  
CEM Tec Corp

Phoenix Sky Harbor  
Industrial Park 1,246,  
958 Industrial sq ft

W Elwood

Phoenix Paver  
Plant #4 23,0  
Industrial sq

Sonoran Townhomes  
17 Townhome units

4024 S 3rd Ave  
32 Multi-Family  
Mojave Apartmen  
4114 S 3rd Ave  
Multi-Family unit

MBI Inc Building  
Expansion 51,223  
Industrial sq ft

Bret Jones  
Building 16,433  
Retail sq ft

Pueblo Apart  
Broadway and  
161 Multi-Fam  
Chicanos por la  
Causa Broadway and  
Central Development  
64 Townhome units

Stack Storage  
Development 117,000  
Industrial sq ft

Dallas Plaza 7,  
200 Retail sq ft

Broadway & 9th  
Ave Apartments 112  
Multi-Family units

Cordova Car  
Dealership 384  
Retail sq ft

Phoenix-own  
redevelopment p  
26 \*86 Multi-Fam

W Broadway Rd

S 9th Ave

S 7th Ave

S 6th Ave

S 19th Ave

S 19th Dr

S 15th Ave

W Corona Ave

W Corona Ave

W Tamarisk St

W Tamarisk St

W Wier Ave

W Gregory Rd

W Tamarisk St

W Wier Ave

New Developments

19th Ave Apartments  
(North Site) 46  
Multi-Family units

19th Ave Apartments  
(South Site) 51

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## DEMOGRAPHIC HIGHLIGHTS

### Population

	1 Mile	3 Miles	5 Miles
2024 Estimated Population	9,334	110,904	258,460
2029 Projected Population	9,583	114,892	275,055
Proj. Annual Growth 2024 to 2029	0.53%	0.71%	1.25%

### Daytime Population

	1 Mile	3 Miles	5 Miles
2024 Daytime Population	7,146	174,929	385,340
Workers	1,815	115,085	251,589
Residents	5,331	59,844	133,751

### Income

	1 Mile	3 Miles	5 Miles
2024 Est. Average Household Income	\$91,481	\$83,032	\$93,144
2024 Est. Median Household Income	\$72,349	\$61,358	\$69,185

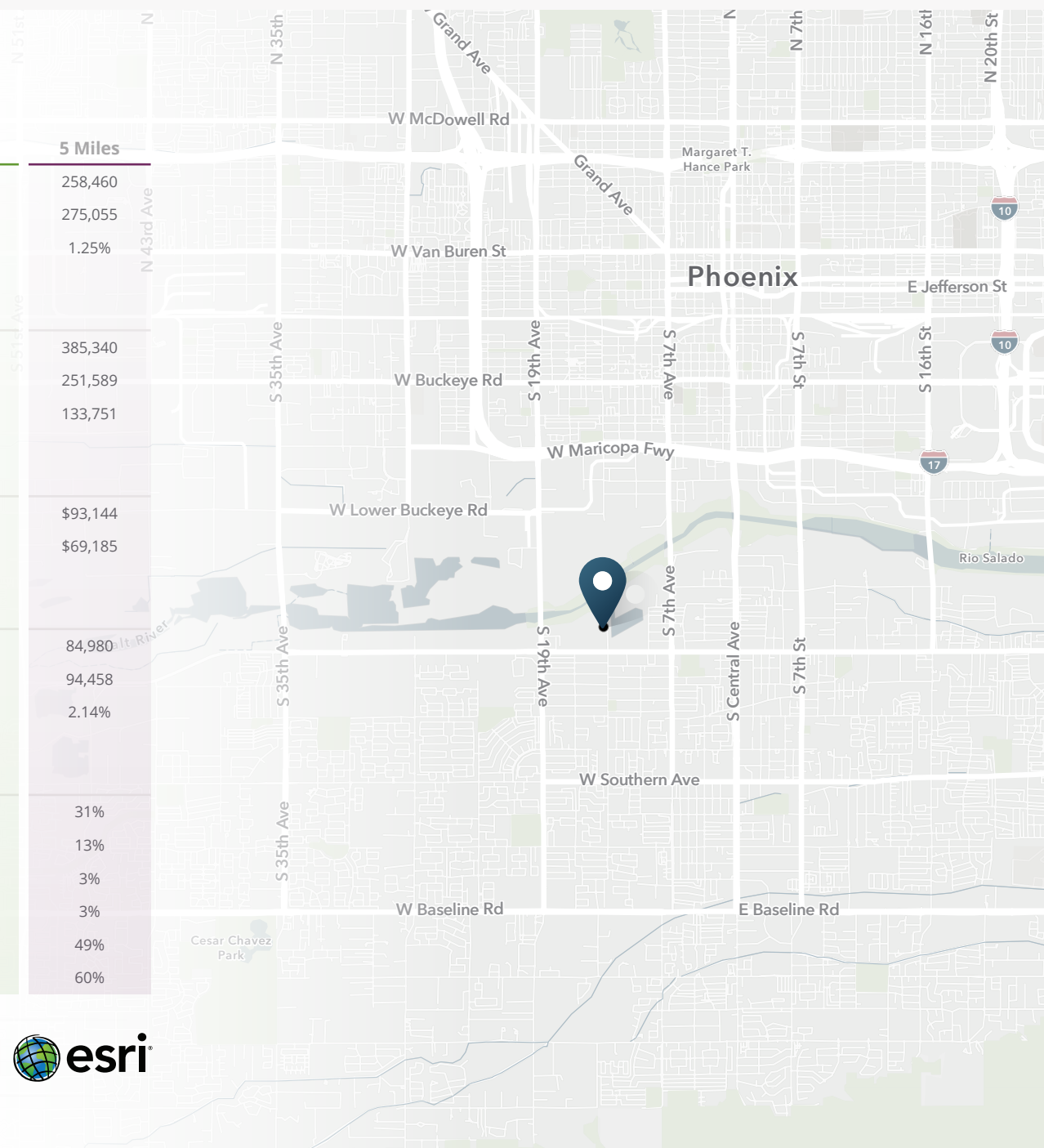
### Households & Growth

	1 Mile	3 Miles	5 Miles
2024 Estimated Households	2,578	31,855	84,980
2029 Estimated Households	2,696	33,885	94,458
Proj. Annual Growth 2024 to 2029	0.90%	1.24%	2.14%

### Race & Ethnicity

	1 Mile	3 Miles	5 Miles
2024 Est. White	17%	26%	31%
2024 Est. Black or African American	6%	15%	13%
2024 Est. Asian or Pacific Islander	1%	2%	3%
2024 Est. American Indian or Native Alaskan	3%	4%	3%
2024 Est. Other Races	73%	53%	49%
2024 Est. Hispanic (Any Race)	85%	66%	60%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





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