



±7,331 SF MANUFACTURING BUILDING ON ±1.14 AC FOR LEASE
4810 S 36TH ST. PHOENIX, AZ 85040



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PROPERTY OVERVIEW

±7,331 SF **122-72-019A**

Building Size

APN #

±1.14 AC **I-P**

Site Size

Zoning

PROPERTY HIGHLIGHTS

- One (1) Grade Level Door
- Two (2) Points of Ingress/Egress
- Fenced Dedicated Outdoor Storage Area
- 1 Mile to I-10
- **Lease Rate: \$10,500 Per Month NNN**



STRATEGIC ACCESS

Just one mile from I-10, providing seamless connectivity to major highways, distribution hubs, and business districts.

PROXIMITY TO PHOENIX SKY HARBOR

Quick access to one of the busiest airports in the U.S., enhancing logistics and shipping efficiency.

STRONG WORKFORCE

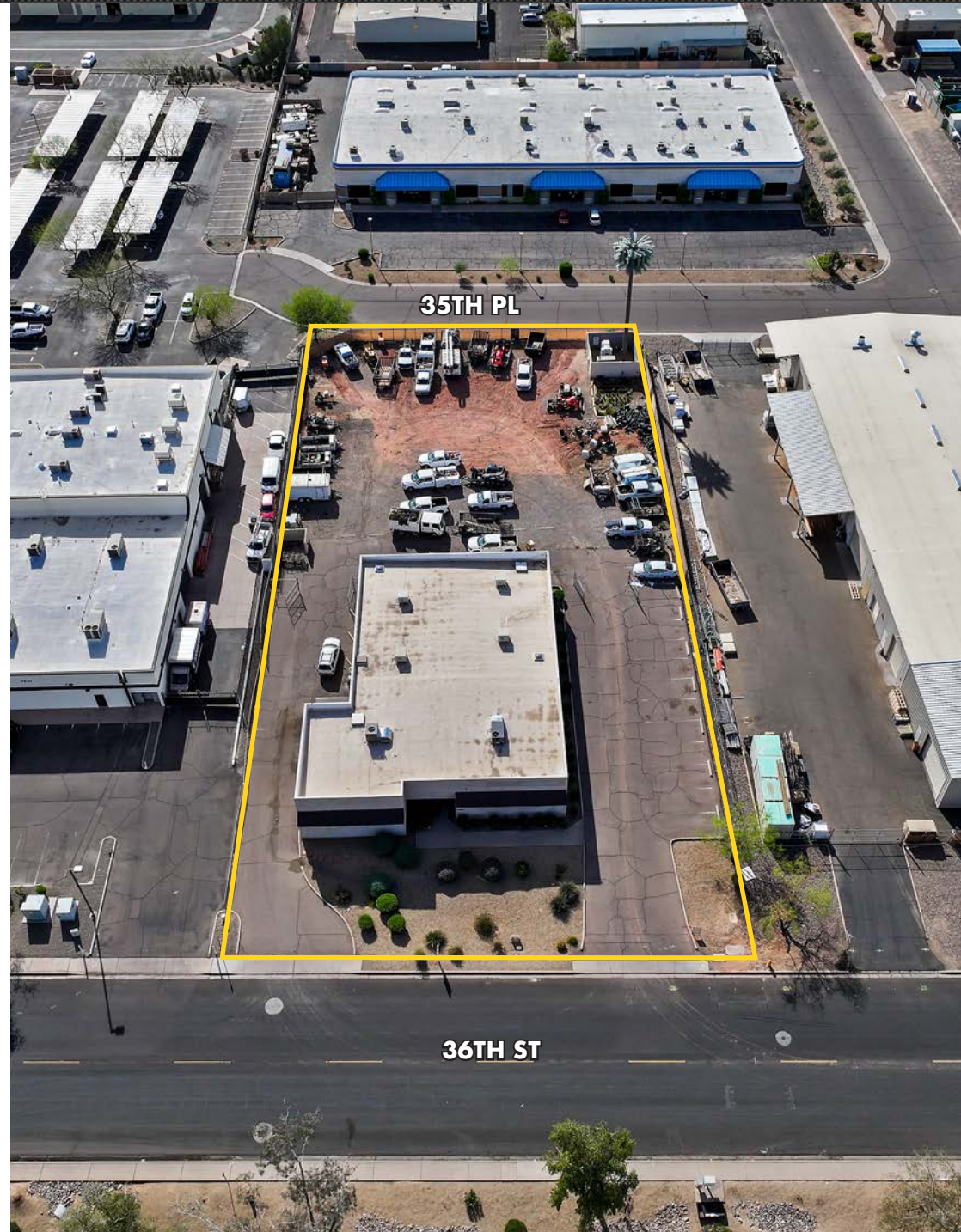
Located in a region with a robust labor pool, ideal for manufacturing and industrial operations.

BUSINESS-FRIENDLY ENVIRONMENT

Phoenix offers pro-business policies, tax incentives, and infrastructure that support industrial growth.

YEAR-ROUND OPERATIONS

The region's favorable climate minimizes weather-related disruptions, ensuring consistent productivity.







**DISCLAIMER:**

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