

# ALLRED 40

4039 EAST RAYMOND STREET // PHOENIX, AZ



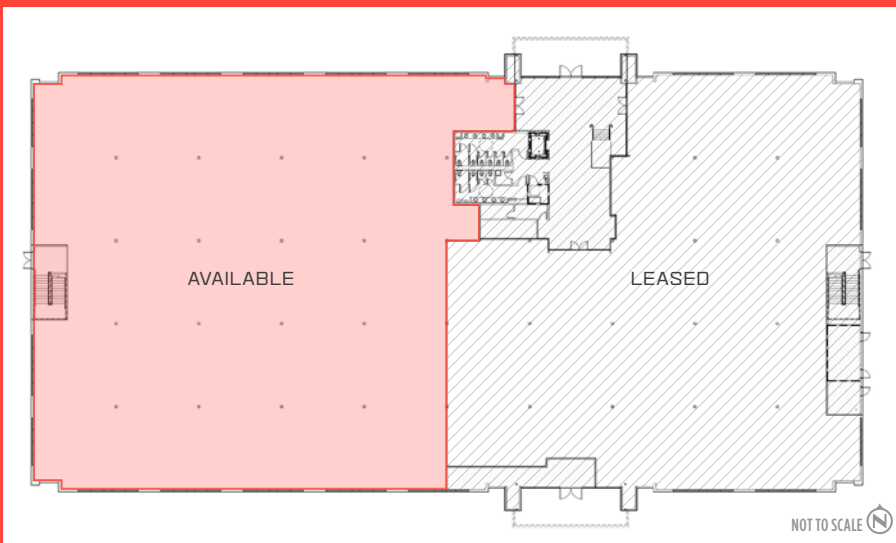
LOCATION // ACCESS // VALUE // PARKING



**CUSHMAN &  
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**DOUGLAS ALLRED COMPANY**



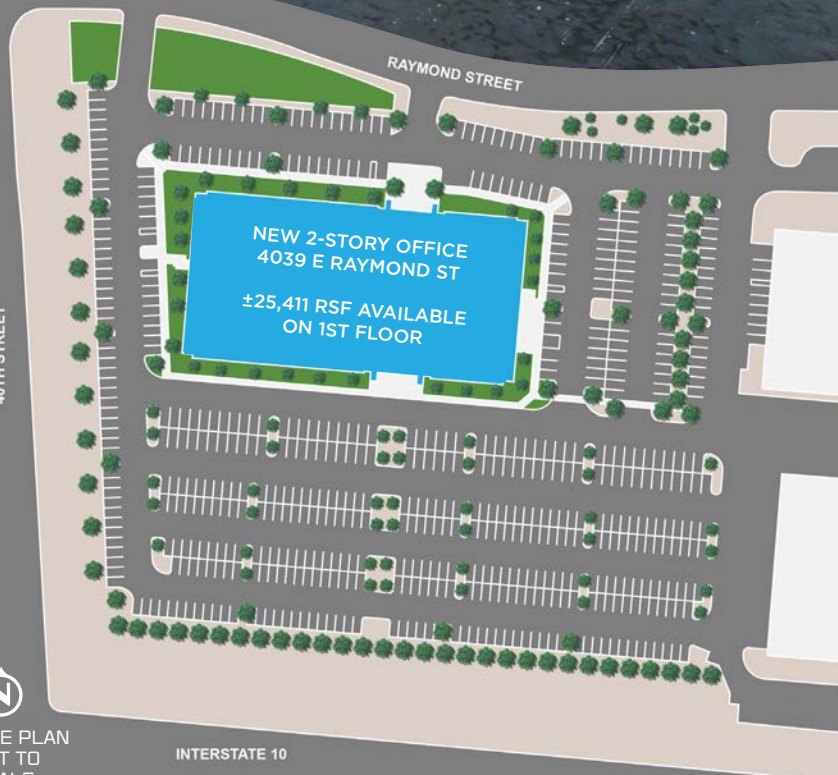
±25,411 RSF  
ON FIRST FLOOR  
AVAILABLE 9/1/21

with an unparalleled  
location at the center of  
Metropolitan Phoenix's  
transportation and commerce



## SITE FEATURES

- ±7-Acre site
- Full diamond interchange at I-10 and 40th Street
- Excellent ingress and egress via signalized intersection at 40th Street and Raymond Street
- I-10 Freeway visibility
- A-1 Zoning
- Telecommunications connectivity via Century Link and Cox Communications
- 3,600 Amps electrical power from Salt River Project



  
 SITE PLAN  
 NOT TO  
 SCALE





5.65/1,000  
PARKING RATIO  
[144 SPACES]



DECK-TO-DECK  
CEILING HEIGHTS  
1ST FLOOR - ±15'6"



COLUMN SPACING  
±30' X 30'  
DIVISIBLE

## LOCATION FEATURES

- Minutes to Sky Harbor International Airport
- ±10-minute drive to Downtown Phoenix
- ±10-minute drive to Downtown Tempe
- ±4-mile drive to Arizona State University
- Outstanding employee demographics within 3, 5 and 10-mile radius survey
- Within 30-minute access to multiple labor markets including Scottsdale, the Southeast Valley, Central and Southwest Phoenix



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FOR MORE INFORMATION, PLEASE CONTACT

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