



# FREESTANDING ±15,293 SF INDUSTRIAL BUILDING FOR SALE/LEASE

4132-4140 E Winslow Ave  
Phoenix, AZ 85040

## FOR SALE/LEASE

**Sale Price: \$2,150,000**  
**Lease Rate: \$0.80 PSF NNN**

±15,293 SF Building  
(Multi-Tenant Capable)  
23,522 SF Parcel (0.54 Acres)

Zoned A-1, City of Phoenix

18' Clear Height in Eastern Suite and 12' Clear Height in Western Suite

Eastern Suite is Fully Air Conditioned

Sealed Floors in Warehouse

Air Line and Electrical Drops in Warehouse

Proximity to I-10, SR-143, and Loop 202

1,000 Amp and 400 Amp 3ph 120/240v Electrical Service

Minutes to Sky Harbor

Available for Owner/User



8767 E. Via de Ventura  
Suite 290  
Scottsdale, AZ 85258  
RGcre.com

## MAX SCHUMACHER

480.214.9403  
Max@RGcre.com

## PATRICK SHEEHAN

480.214.9405  
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### BUILDING FEATURES

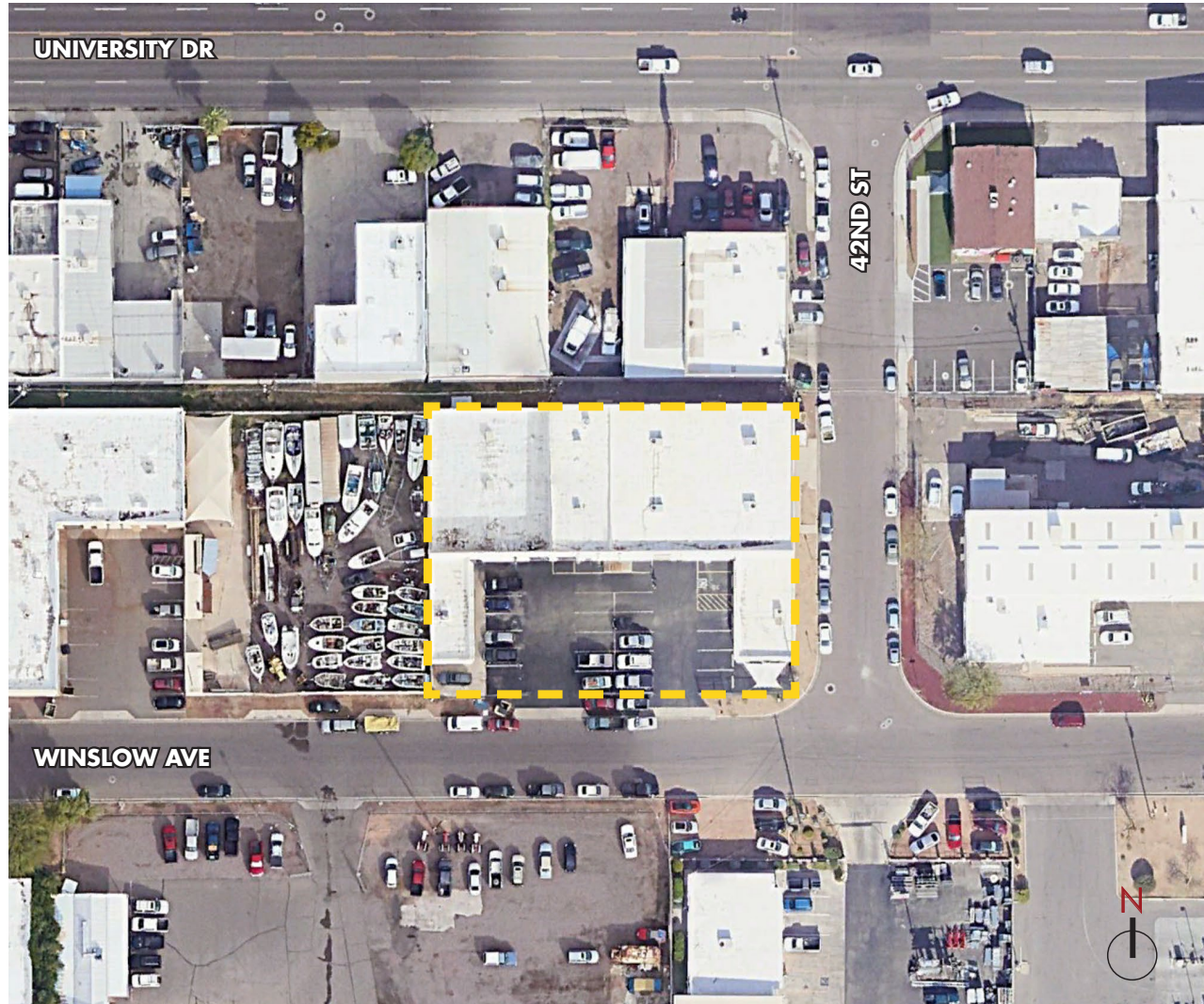
- ±15,293 SF Building (Multi-Tenant Capable)
- 23,522 SF Parcel (0.54 Acres)
- Zoned A-1, City of Phoenix
- Sealed Floors in Warehouse
- Air Line and Electrical Drops in Warehouse
- Proximity to I-10, SR-143, and Loop 202
- Four (4) 10'x10' Grade Level Doors
- Fenced and Secured Yard
- Available for Owner/User

### EASTERN SUITE (4140 E WINSLOW)

- 18' Clear Height
- Fully Air Conditioned
- ±2,000 SF of Office Buildout
- Reception, Conference Room, Break Area, and Three Private Offices
- Mezz Break Area (±1,000 SF)
- Two Office Restrooms, Two Shop Restrooms
- 1,000 Amp 3ph 120/240v Electrical Service

### WESTERN SUITE (4132 E WINSLOW)

- 12' Clear Height
- ±1,000 SF of Office Buildout
- Reception Area, Large Conference Room, 2 Restrooms
- 400 Amp 3ph 120/240v Electrical Service





REIN & GROSSEHME  
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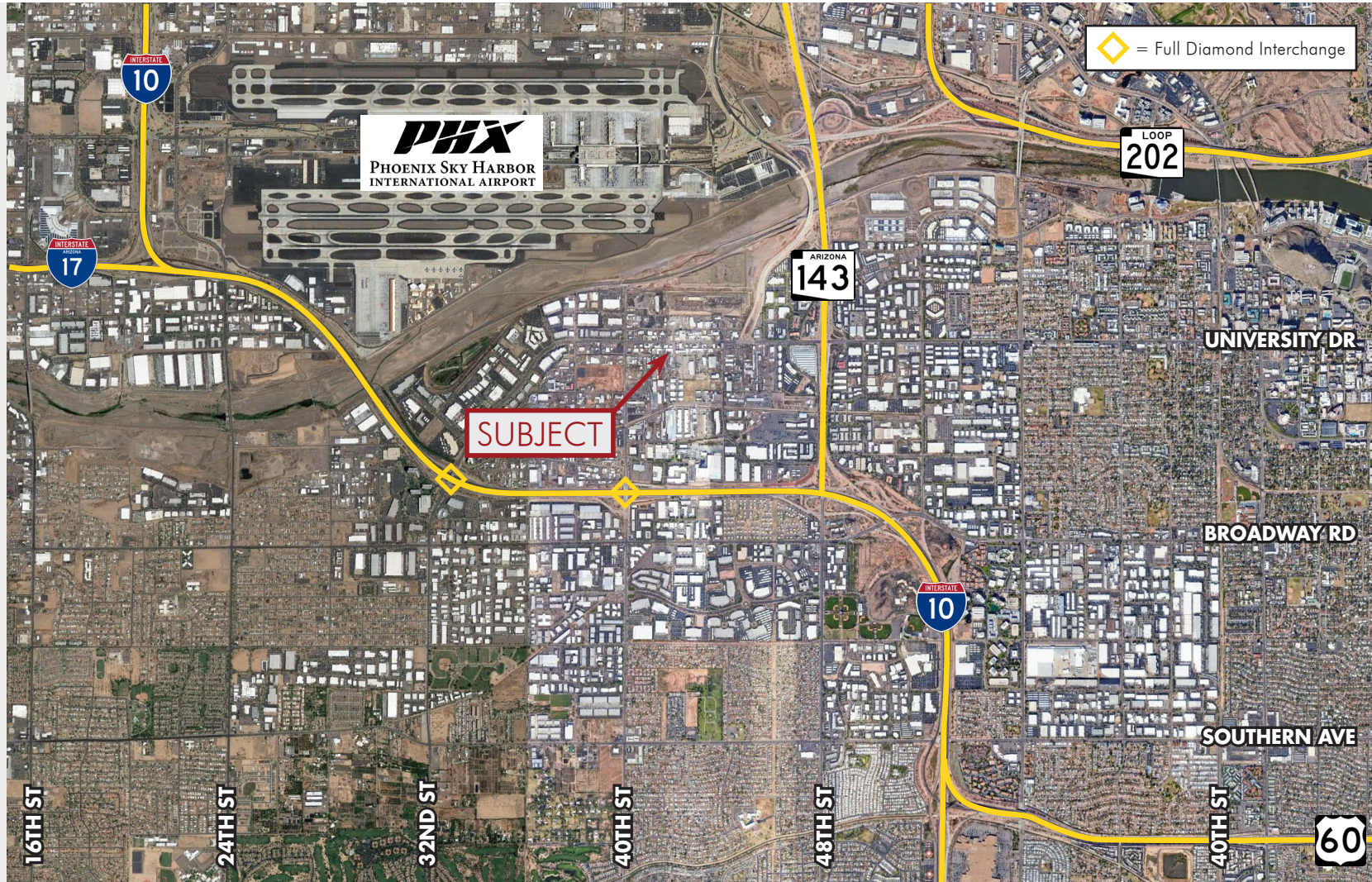
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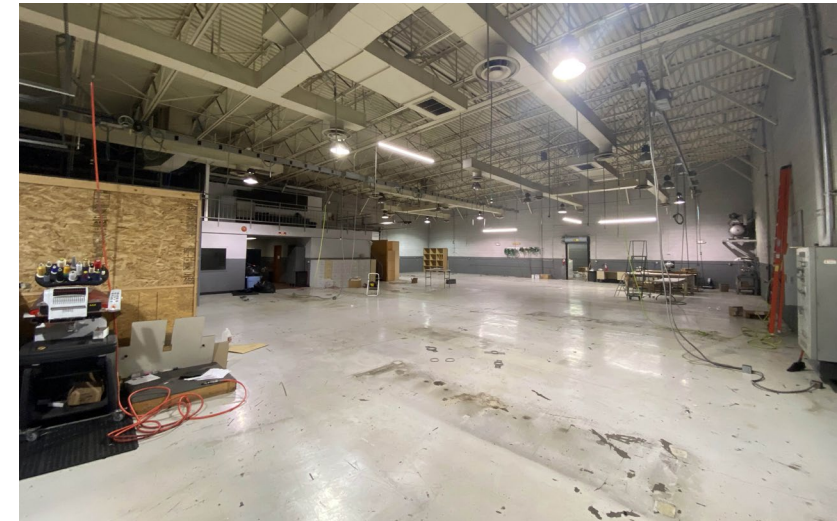
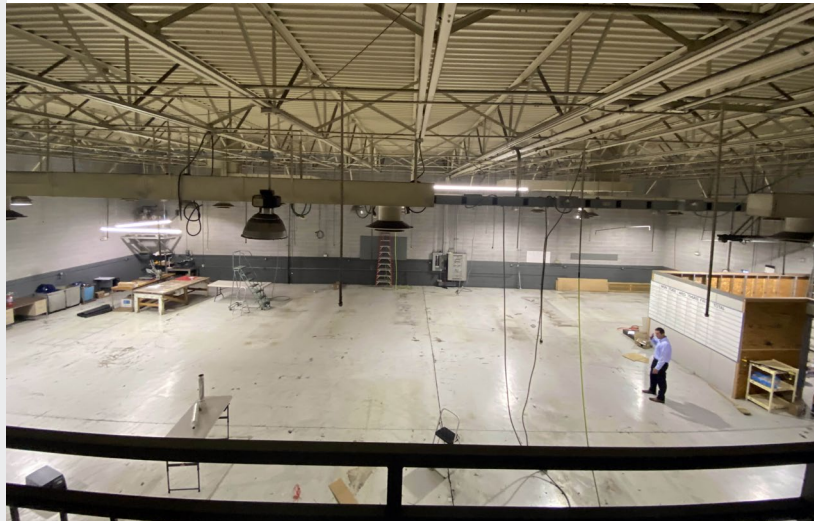
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