



# ±32,760 SF MULTI-TENANT INDUSTRIAL BUILDING FOR SALE

OWNER/USER OPPORTUNITY WITH INCOME IN PLACE  
4750 S 32nd St, Phoenix, AZ

## PROPERTY INFO:

- ±32,760 SF Building With Three (3) Suites
- Zoned IND PK (Industrial Park), City of Phoenix
- ±24,604 SF Available for Owner/User
- Price: \$6,500,000



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

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# FOR SALE

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## Site Information

4750 S 32nd St

Phoenix, AZ

4750 S 32nd St presents a unique opportunity for either an owner/user or investor to acquire a freestanding 32,760 SF multi-tenant industrial building just south of Sky Harbor in Phoenix, AZ. There is a 8,711 SF suite (#103) available immediately for an owner/user to occupy with an additional 15,893 SF suite (Suite #100) coming available September 30, 2022, bringing the total contiguous square footage to 24,604 SF for an owner/user to occupy in 2022 or for an investor to lease at market rent. In addition, the property benefits from ample loading, a secure and fenced yard, 32nd St frontage, immediate freeway access, and excellent curb appeal.

## FEATURES

- ±32,760 SF Building on ±1.85 Acres
- Excellent Curb Appeal
- Built in 2004
- Seven (7) Grade Level Doors
- Minimum 18' Warehouse Clear Height
- High End Office and Showroom Buildout
- ±24,604 SF Available for Owner/User
- ½ Mile to Full Diamond Interchange at I-10 and 32nd St
- Building is Demised to Three (3) Suites - Can Be Demised Further
- Floor Drains, Air, Power and Water Lines Throughout
- Fenced Yard
- 2,000 Amps, 277/480 V Power



The information contained herein has been obtained from sources we believe to be reliable, however, Rein & Grosseohme and its agents have not conducted any investigation regarding these matters and make no warranty or representation expressed or implied regarding the accuracy or completeness of the information. Interested parties need to verify any information that is critical to their decision process and bear all risk for inaccuracies. References to square footage or age are approximate.

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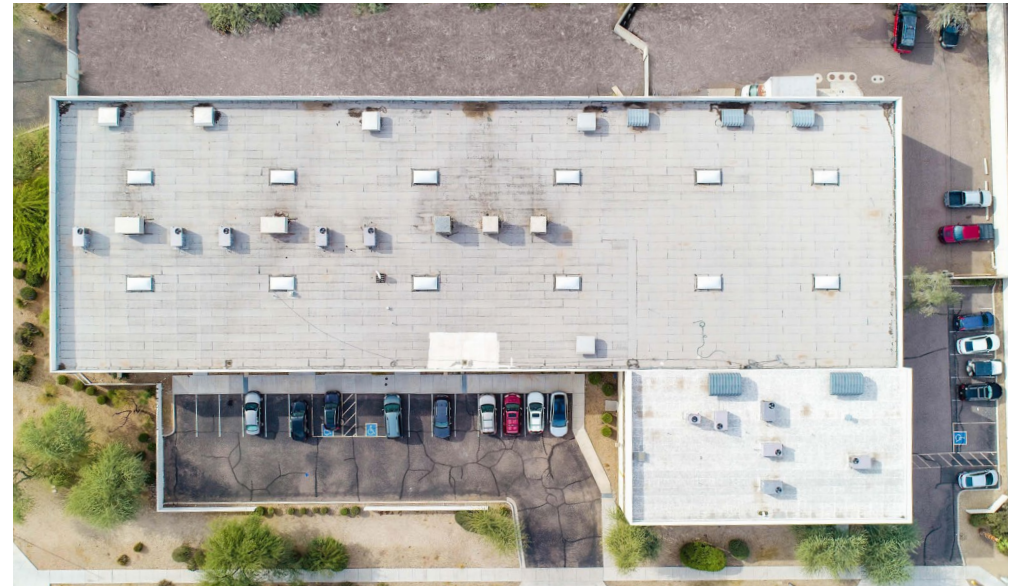


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Property Photos

**R&G**  
REIN & GROSSEHME  
COMMERCIAL REAL ESTATE



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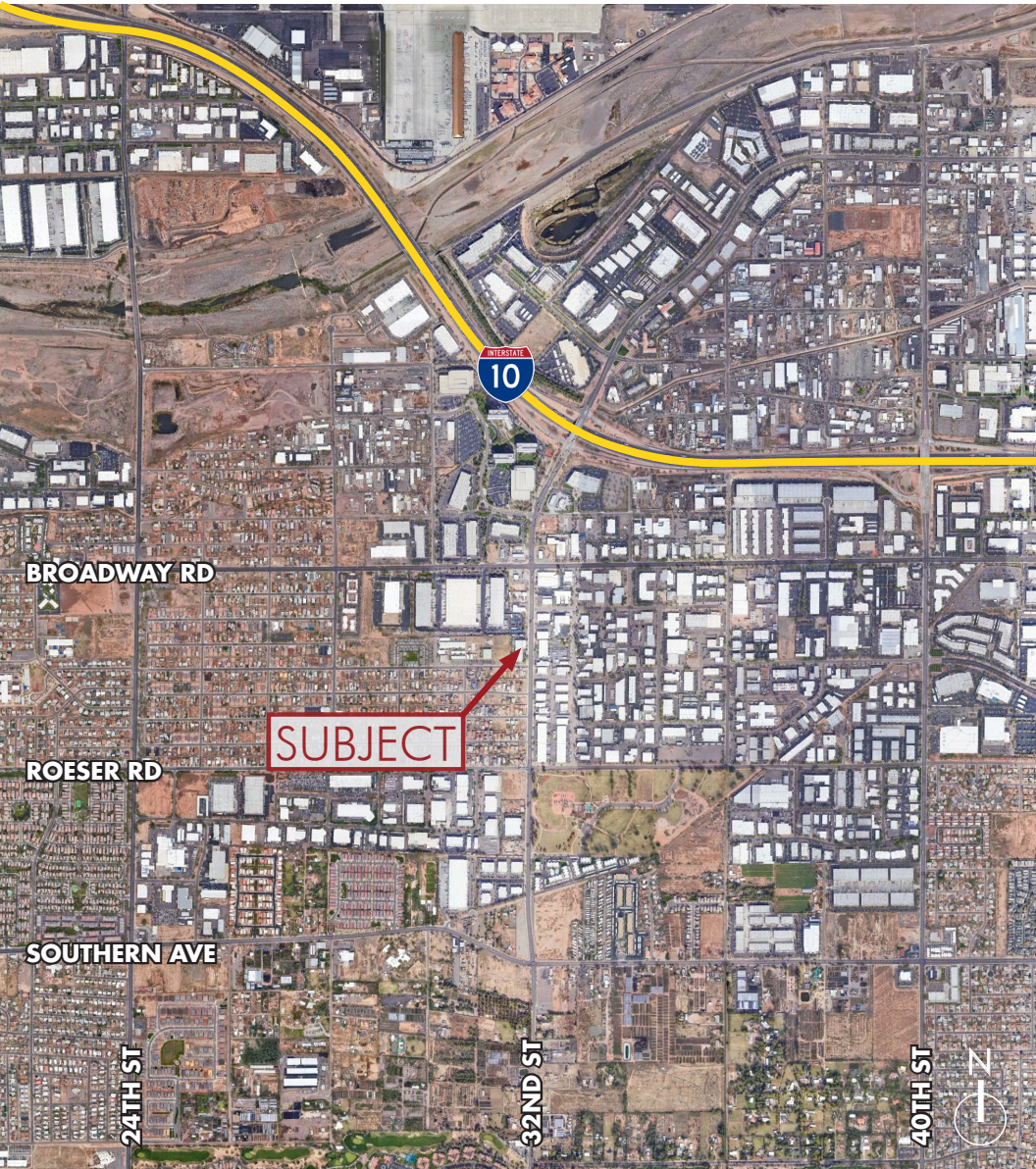
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## Location Maps



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