



**±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**

Building Size

**±1.14 AC**

Site Size

**I-P**

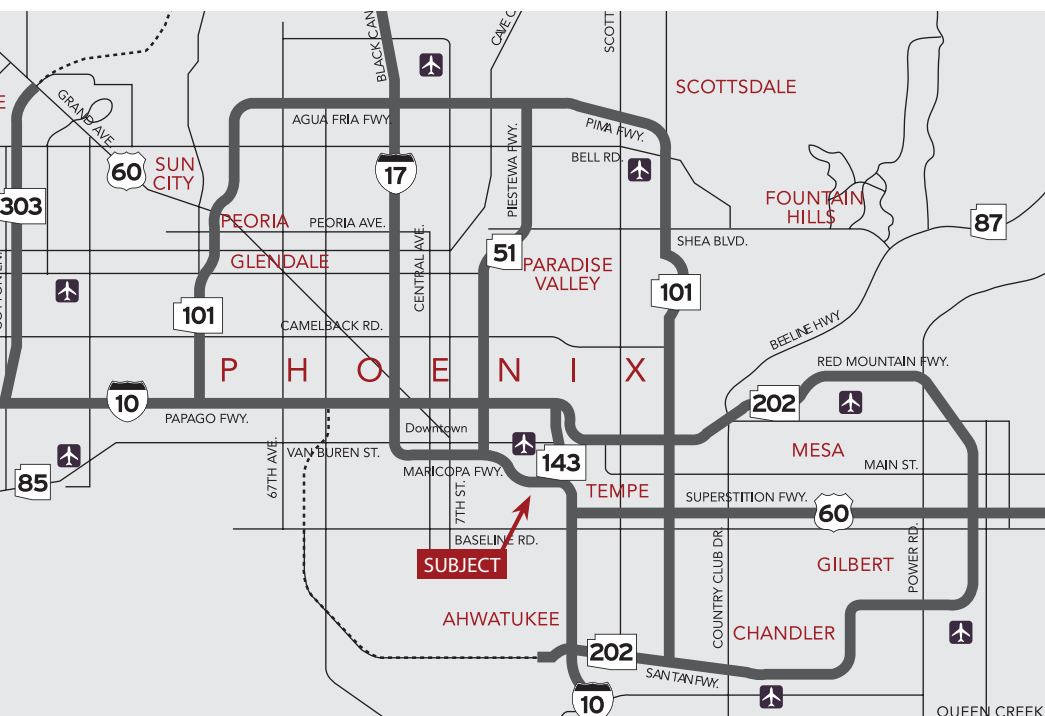
Zoning

**\$10,500/mo NNN**

Lease Rate

### PROPERTY HIGHLIGHTS

- One (1) Grade Level Door
- Two (2) Points of Ingress/Egress
- Fenced Dedicated Outdoor Storage Area
- 1 Mile to I-10
- APN #: 122-72-019A



### 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.

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