

# ARCADIA INDUSTRIAL WAREHOUSE AVAILABLE

17,406 SF – Divisible to 3,200 SF/5,000 SF/7,500 SF

1637-1639 N 40TH Street | Phoenix, AZ 85008

**PROPERTY TYPE:** FLEX INDUSTRIAL WAREHOUSE  
STORAGE OR CREATIVE OFFICE

**AVAILABLE SPACE:** UP TO 10,700 SF

**FRONT SPACE:** 3,200 SF OFFICE / SHOWROOM WITH 2 RESTROOMS  
AND EPOXY FLOORS. 100% AC WITH 2 OFFICES AND  
2 RESTROOMS.

**BACK SPACE:** 7,500 SF OF WAREHOUSE (DIVISIBLE TO 5,000 SF).  
SINGLE FRONT OFFICE WITH AC AND EXTERIOR  
RESTROOM. 2,500 SF OF AC IN WAREHOUSE.

**ASKING RENTAL RATE:** \$12.00/SF/YR - Triple Net

**ELECTRICAL:** 3 SEPARATE SINGLE-PHASE METERS SERVICED BY SRP

**PARKING SPACES:** TOTAL OF UP TO 18 PARKING SPACES POSSIBLE

**ZONING:** C-2 CITY OF PHOENIX

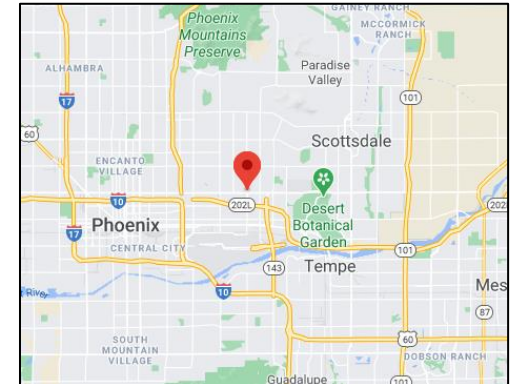
**CONSTRUCTION:** MASONRY

**ROOF:** FRONT PORTION BOW TRUSS; SIDE AND REAR ARE FLAT

**SITE AREA:** 28,532 SF LOT WITH 2 SEPARATE FENCED YARDS

**LOADING:** (3) EXISTING GRADE-LEVEL ROLL-UP DOORS; ADDITIONAL  
ROLL-UP DOORS CAN BE INSTALLED IN FRONT AND SIDE  
OF BUILDING.

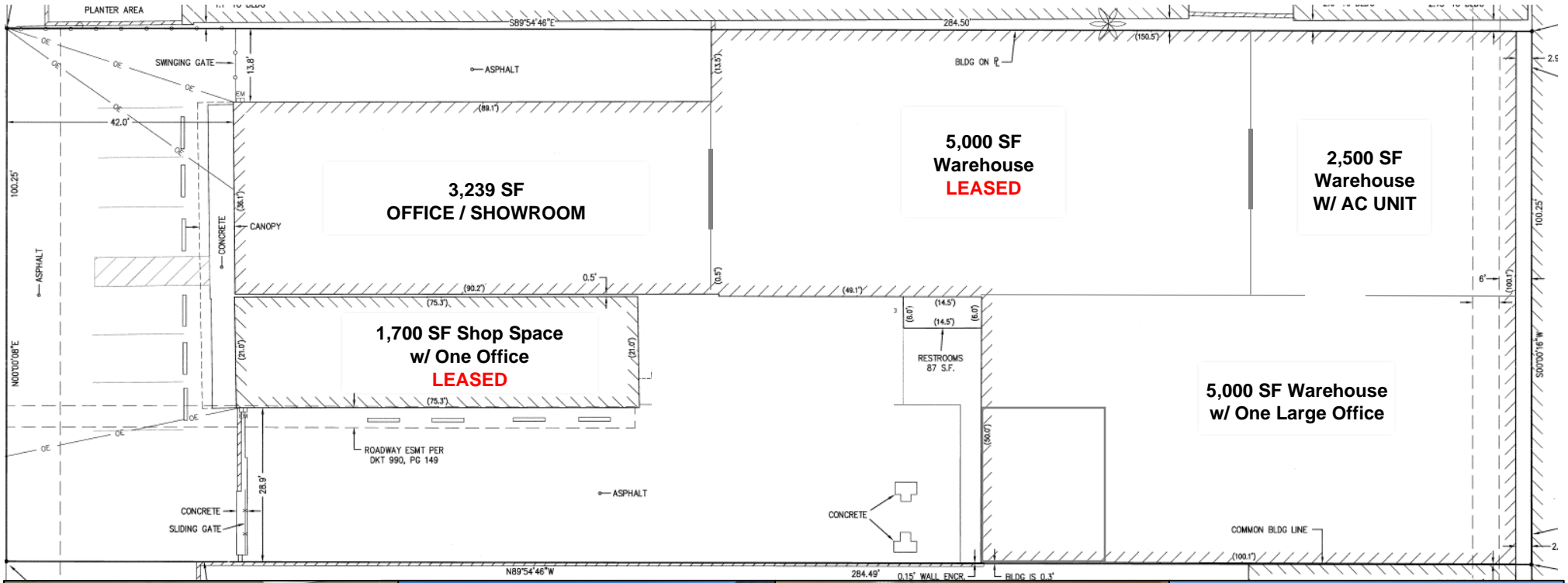
**COMMENTS:** EXTERIOR AWNING WAS REPLACED IN 2021  
OFFICES ARE AIR CONDITIONED



# ARCADIA INDUSTRIAL WAREHOUSE AVAILABLE - SALE OR LEASE

17,406 SF – Divisible to 3,200SF/5,000 SF/7,500 SF

1637-1639 N 40TH Street | Phoenix, AZ 85008



[www.PHXbuildings.com](http://www.PHXbuildings.com)

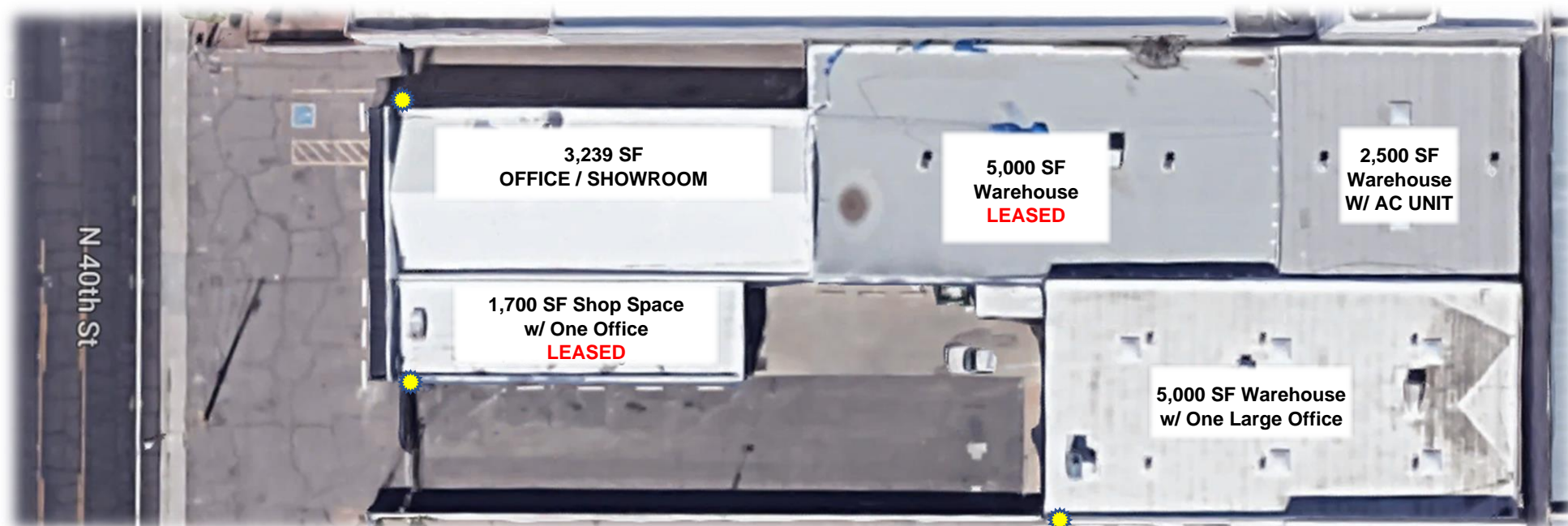
Justin Moore | 310.486.8095  
jmoore@pacificcommercialrealty.com

# ARCADIA INDUSTRIAL WAREHOUSE AVAILABLE - SALE OR LEASE

17,406 SF – Divisible to 3,200 SF/5,000 SF/7,500 SF

1637-1639 N 40TH Street | Phoenix, AZ 85008

## POSSIBLE BUILDING DIVISIBILITY



\* TWO EXTERIOR RESTROOMS ARE APPROXIMATELY 87 SF

☀️ THREE EXISTING ELECTRICAL PANEL LOCATIONS

# ARCADIA INDUSTRIAL WAREHOUSE AVAILABLE - SALE OR LEASE

17,406 SF – Divisible to 3,200 SF/5,000 SF/7,500 SF

1637-1639 N 40TH Street | Phoenix, AZ 85008

