



4112 WEST WINSLOW AVENUE

PHOENIX, ARIZONA 85040

3,525 Square Feet Total, 2 Buildings (Either or For Lease)

Owner to Occupy Either Building Not Leased by Tenant

South Building: 2,000 Square Feet, Office, HVAC,
1 Roll-Up Grade Level Door, 10' Clear Height

North Building: 1,500 Square Feet, Warehouse Only, 2 Roll-Up Grade Level Doors,
Evap Cooled, Restroom Buildout Negotiable, 12' Clear Height

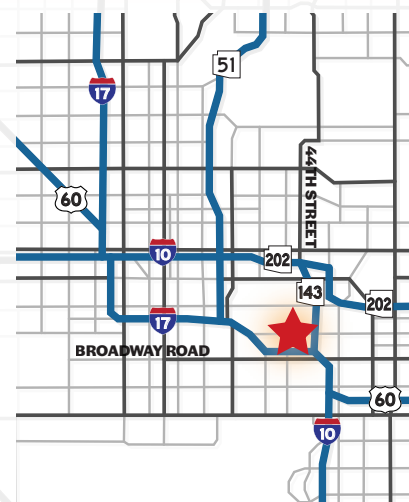
\$1.55 Per Square Foot, Gross

4,000 Square Foot Gated Yard

200 Amps, Single Phase Power

A-1 Zoning, City of Phoenix

Centrally Located, Adjacent to Sky Harbor Airport



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