

4717 E. Hilton Ave. | Phoenix, AZ 85034

FOR LEASE

Warehouse | Industrial Space



Charles Miscio
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PROPERTY INFORMATION

Total Building Size 148,446 SF
Year Built 1995
Parking Parking Ratio: 6.0/1,000

PROPERTY FEATURES

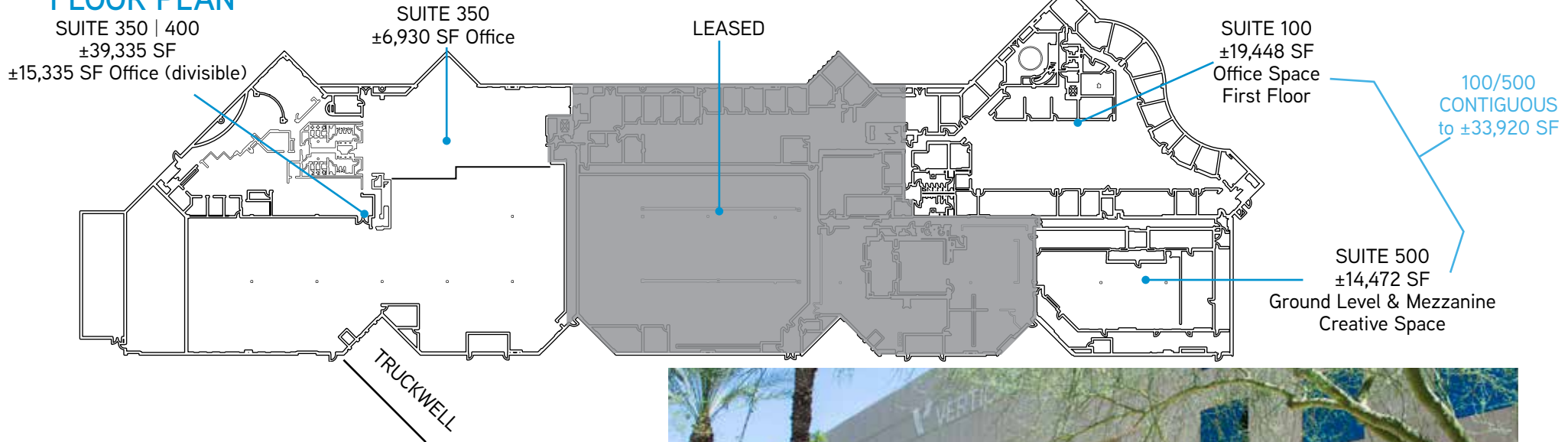
- Multi-use building at Phoenix Airport Center
- Great location off of State Route 143 and University Drive
- Minutes away from Sky Harbor International Airport
- Monument Signage - Freeway Frontage onto State Route 143
- 100% Air Conditioned - New high-efficiency chiller system
- New 25-year roof system
- Adjacent to the Hilton Phoenix Airport, Sleep Inn and Courtyard by Marriott Phoenix Airport

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2390 E. Camelback Rd | Suite 100
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FLOOR PLAN



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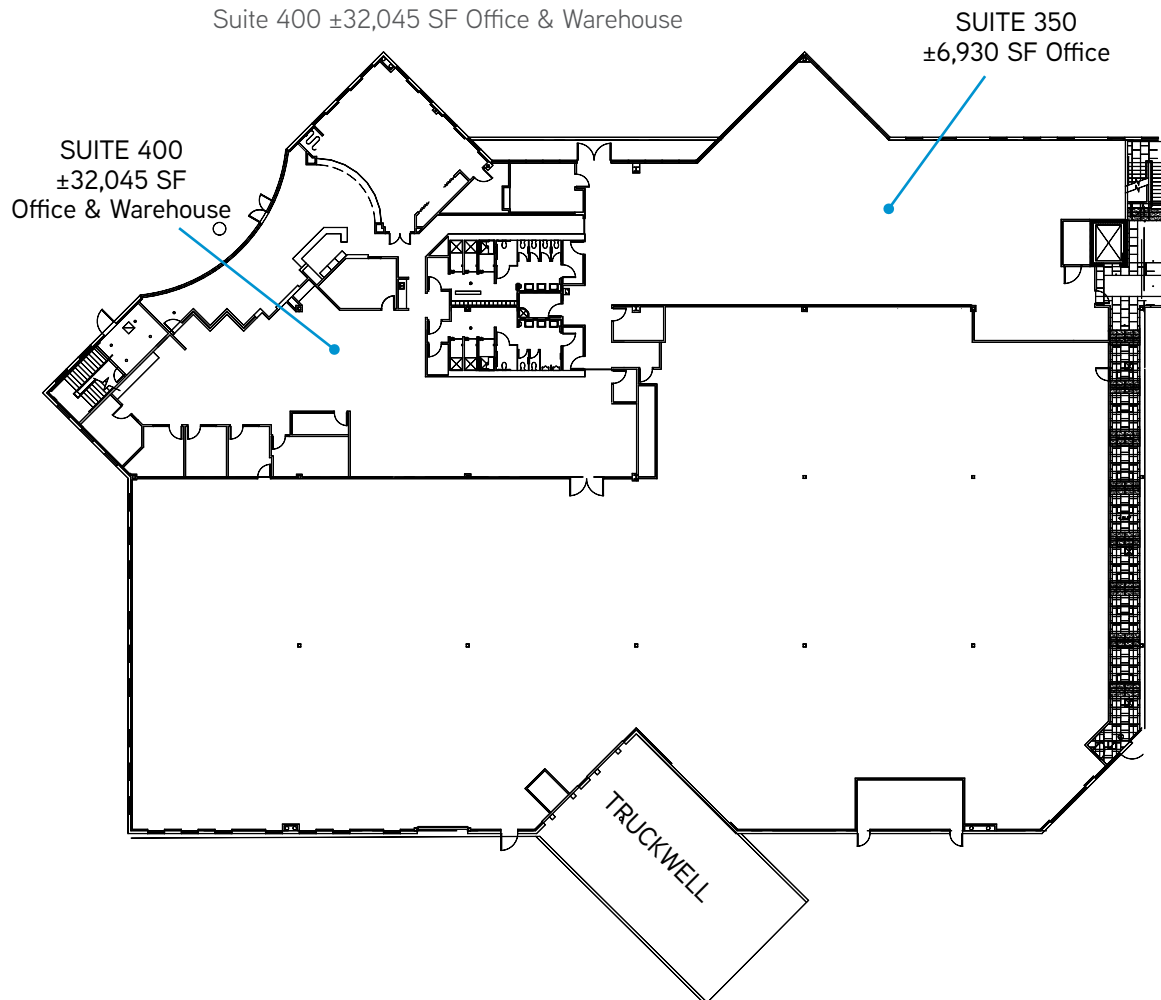
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AVAILABILITY | SUITE 400 | OFFICE SPACE & WAREHOUSE

Rate: \$12.00 NNN
Availability: Suite 350 ±6,930 SF Office
Suite 350 & 400 ±39,335 SF Office & Warehouse
Suite 400 ±32,045 SF Office & Warehouse



- **39,335 TOTAL SF**
 - ◇ 100% Air conditioned (chiller system)
 - ◇ 15,335 SF first floor office space (can be divided down to 7,966 SF)
 - ◇ 24,439 SF warehouse space
 - ◇ 21' Drop ceiling clear height
 - ◇ One grade-level door
 - ◇ Two dock-high doors
 - ◇ 3,000 amps, 277/480, 3 phase

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AMENITIES | AREA MAP & DEMOGRAPHICS



POPULATION

358
within 1 mile
85,399
within 3 miles
338,326
within 5 miles



DAILY TRAFFIC COUNTS

41,023 VPD
at University Dr.
and State Rt. 143



10 minute
drive to
Phoenix Sky Harbor
International Airport

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