

3745 EWIER AVE

PHOENIX, AZ 85040

FOR LEASE

CBRE

±14,897 SF FREESTANDING WAREHOUSE ON ±0.69 ACRES





PROPERTY FEATURES



±14,897 SF Warehouse/
Showroom Building On
±0.69 Acres (±30,000 SF Land)



Four (4) Grade Level Loading
Doors & One (1) Truckwell



±600 Amps,
120/208 Volt SES



Evaporative Cooled
Warehouse



±16.5' Clear Height
In Warehouse



Zoning is Industrial
Park (City of Phoenix)



Lease Rate is
\$1.25/SF NNN



Taxes (2025):
\$20,605.88



±20 Parking
Stalls



Renovations - Summer 2026:
New Roof, New Exterior Paint
New Asphalt Parking Lot, New
Breakroom Cabinets & Sink,
New Interior Flooring And
Paint In Office/Showroom



Parcel Number:
122-74-043A

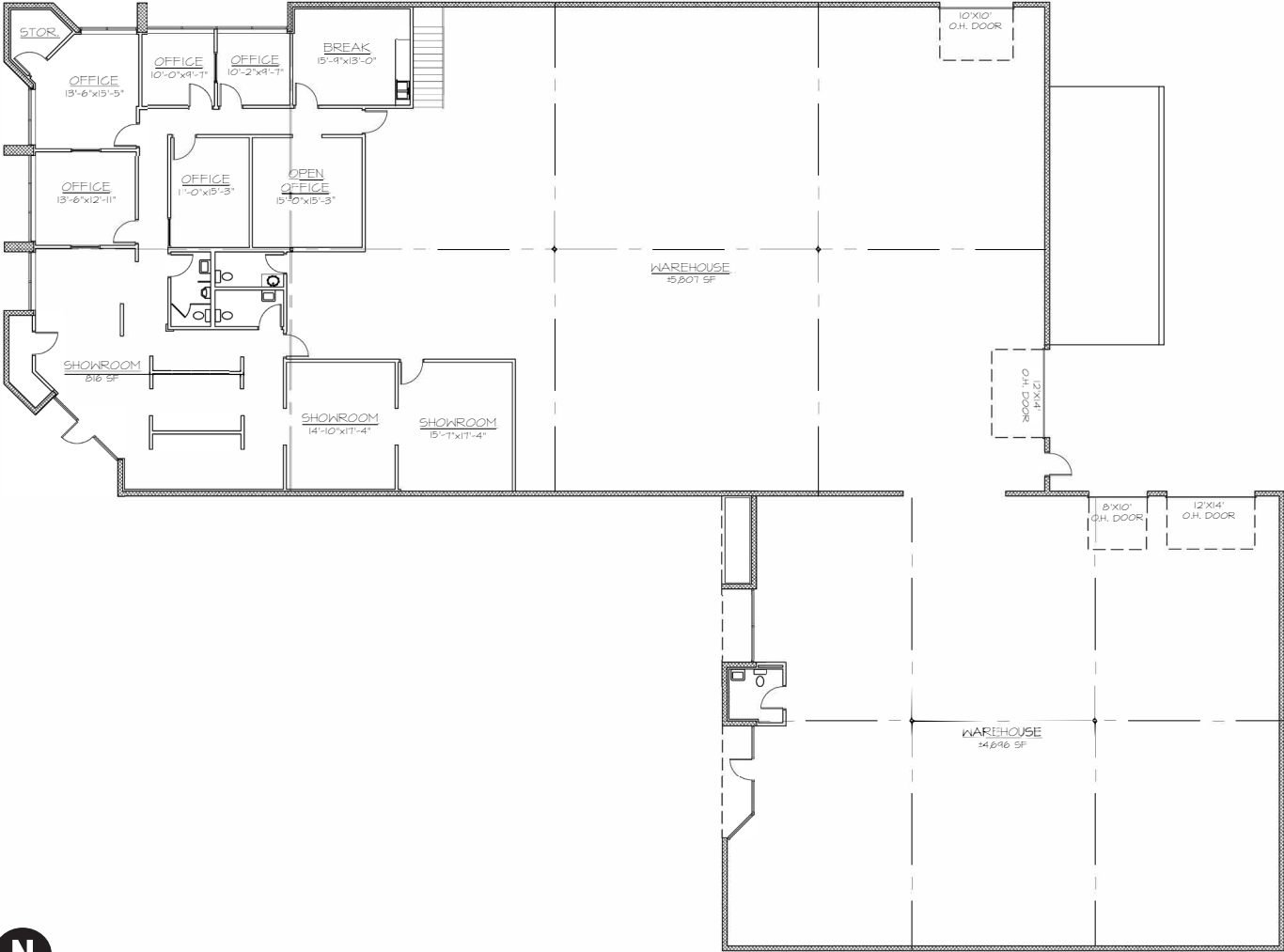


±4,469 SF
Office

THE BUILDING



FLOORPLAN





INTERIOR RENOVATIONS

WAREHOUSE SPACE



LOCATION



3745 EWIER AVE

PHOENIX, AZ 85040

FOR LEASE

CBRE

Leasing Contacts

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