

# FOR SALE OR FOR LEASE

**PHOENIX INDUSTRIAL BUILDING**  
**4239 N 40TH AVE, PHOENIX, AZ 85019**



**TRANSWESTERN**

REAL ESTATE  
SERVICES



# THE OFFER

FOR SALE OR LEASE

## OVERVIEW

<b>Address</b>	4239 N 40th Avenue Phoenix, AZ 85019
<b>Price</b>	\$2,850,000
<b>Rent Rate</b>	\$1.05/SF
<b>Total SF</b>	±12,992 SF
<b>Price/SF</b>	\$219.37
<b>APN</b>	107-12-019H
<b>Year Built</b>	1970
<b>Vacancy</b>	100%
<b>Tenancy</b>	Single
<b>Clear Height</b>	14'
<b>Truck Wells</b>	1
<b>Power</b>	1,000a/120v Heavy
<b>Acres Land</b>	0.59
<b>Zoning</b>	A-2



# OFFERING HIGHLIGHTS

Situated at 4239 N 40th Ave, Phoenix, AZ 85019, this exceptional industrial property offers an outstanding opportunity for investors and businesses alike. Priced at \$2,850,000, this 12,992 square foot facility is competitively priced at \$219.37 per square foot, presenting significant value in the booming Phoenix industrial market.

Built in 1970, the property stands on a 0.59-acre lot and is zoned A-2, accommodating a range of industrial uses. The building features a single tenancy with a clear height of 14 feet. Enhanced by its heavy power capacity of 1,000 amps at 120 volts, the property is well-suited for high-demand electrical needs. Additionally, it features a convenient truck well, facilitating efficient loading and unloading of goods.

A key highlight of this property is the existing commercial kitchen hookup, making it ideal for food production and distribution businesses. Complementing this are an approximately 500 square foot freezer and a 500 square foot refrigerator, which are perfect for businesses that require cold & freezer storage. These features add significant value and versatility to the property, making it suitable for a variety of industrial and commercial applications.

Currently vacant, this property offers immediate occupancy for a new owner or tenant, allowing for a seamless transition and quick start-up of operations. The strategic location in Phoenix's thriving grand avenue industrial sector ensures excellent accessibility, being well-connected to major transportation routes and commercial hubs.

This is an excellent opportunity to acquire a versatile, well-equipped industrial space in a high-demand market, ready to support and enhance your business operations. Don't miss the chance to invest in this prime industrial property and capitalize on the growth and potential of Phoenix's industrial real estate sector.

SALE PRICE

**\$2.85M**

LEASE RATE

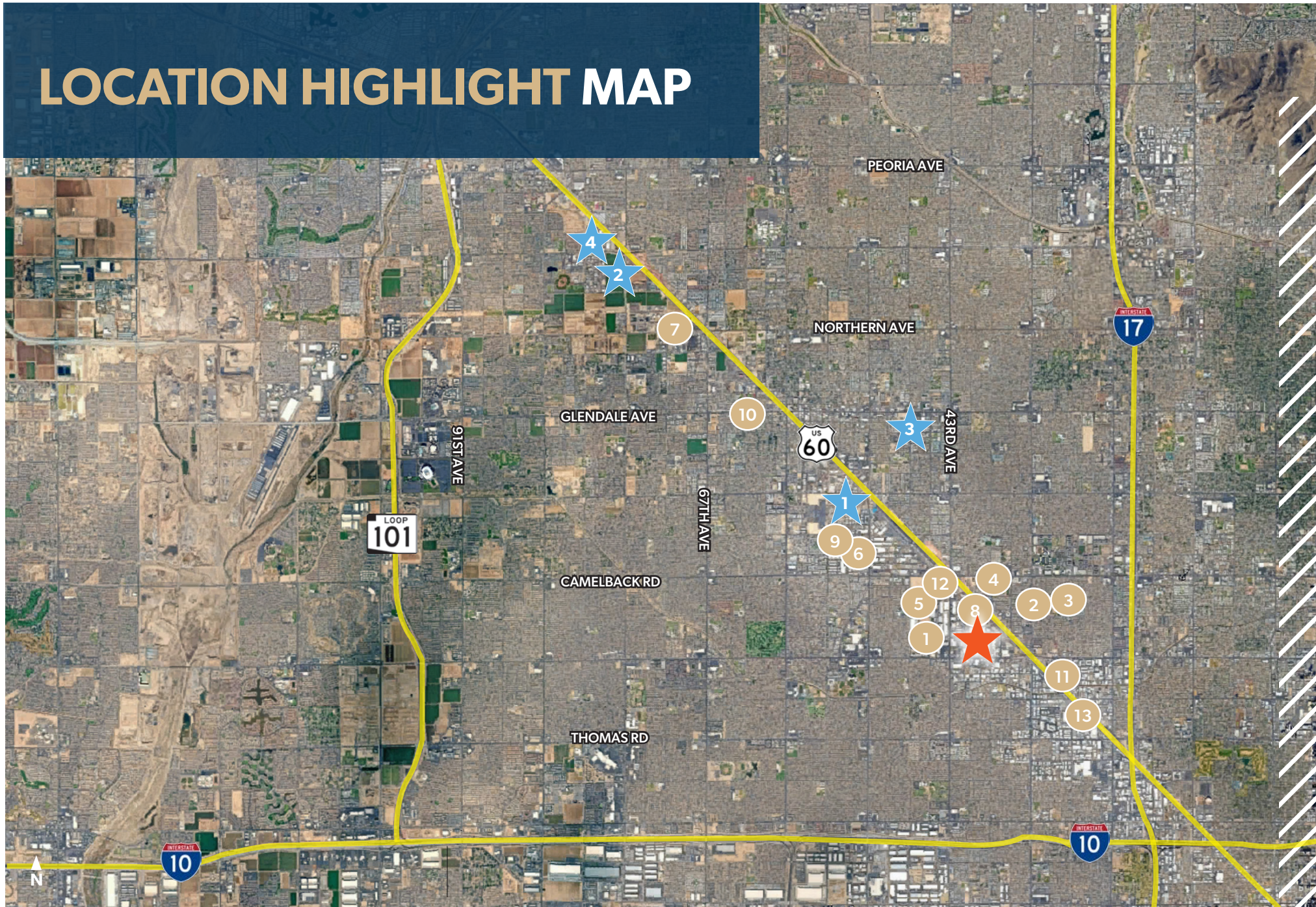
**\$1.05/SF**

PRICE/SF

**\$219.37**



# LOCATION HIGHLIGHT MAP





HIGHLIGHTED LOCATIONS	ADDRESS	TOTAL SF
1. Hensley Beverage Company	4201 N 45th Ave	267,606 SF
2. Cielito Park	3402 W Campbell Ave	
3. Bourgade Catholic High School	4602 N 31st Ave	
4. Alhambra High School	3839 W Camelback Rd	
5. Freeport Logistics	4625 N 45th Ave	244,673 SF
6. Calcot Limited	5220 N 51st Ave	90,000 SF
7. WestRock	6902 W Northern Ave	208,155 SF
8. WestRock	4002 W Turney Ave	106,863 SF
9. Sprouts	5445 W Missouri Ave	128,929 SF
10. Glendale High School	6216 W Glendale Ave	
11. Costco	3801 N 33rd Ave	
12. Home Depot	4848 N 43rd Ave	
13. Grand Avenue	Phoenix, AZ	

### STARRED LOCATIONS

**1 Brooklyn Bedding Facility | 5301 W Bethany Home Rd:** In 2022, Brooklyn Bedding completed one of the largest supply additions in recent memory with a 648,200-SF manufacturing facility and corporate headquarters near Bethany Home Road and Grand Avenue. This \$72 million project highlights significant investment and growth in the submarket.

**2 Frito-Lay Distribution Center | 7575 W Golden Ln:** Frito-Lay moved into a new 157,300 SF distribution facility within the Peoria Logistics Park near 75th Avenue and Grand Avenue last year. This addition demonstrates the submarket's appeal to major distribution operations.

**3 Parts Authority Lease | 6745 N 47th Ave:** In June 2023, Parts Authority fully leased a newly built industrial building totaling 88,700 SF. The auto parts retailer has secured space commitments through November 2030, indicating long-term confidence in the submarket.

**4 Caliber Industrial Park | 9303 N 79th Ave:** Greystar Real Estate Partners is developing Caliber, a three-building industrial park totaling 411,900 SF with strong visibility along the U.S. 60 and 32-foot clear heights. Despite no prelease tenants yet, the project is expected to deliver in spring 2024, showcasing ongoing speculative construction activity even as available land becomes scarce.

# DEMOGRAPHICS

## 3 MILE RADIUS

POPULATION 2023

**211,994**

POPULATION RATE 2023-2028

**(0.21%)**

HOUSEHOLDS 2023

**62,216**

MEDIAN HOME VALUE 2023

**\$212,421**

MEDIAN HH INCOME 2023

**\$49,940**

2023 EMPLOYED POPULATION 16+ WHITE COLLAR

**39.9%**

2023 POPULATION AGE 18+

**69%**

2023 EMPLOYED POPULATION 16+ BLUE COLLAR

**37.1%**

## 5 MILE RADIUS

POPULATION 2023

**510,496**

POPULATION RATE 2023-2028

**0.15%**

HOUSEHOLDS 2023

**167,860**

MEDIAN HOME VALUE 2023

**\$255,992**

MEDIAN HH INCOME 2023

**\$52,546**

2023 EMPLOYED POPULATION 16+ WHITE COLLAR

**47.5%**

2023 POPULATION AGE 18+

**71.1%**

2023 EMPLOYED POPULATION 16+ BLUE COLLAR

**31.9%**











# SUBMARKET OVERVIEW

## GRAND AVENUE SUBMARKET

The Grand Avenue Industrial Submarket stands out in metro Phoenix with remarkably low vacancy rates. These rates have consistently remained below historical averages, decreasing significantly from a high of 12.2% in Q3 2009 to just 3.8% in Q1 2024. This submarket has also experienced substantial rent growth, with an annual increase of 8.1% YTD.

With nearly 90% of its inventory constructed before 2000, the Grand Avenue Submarket has benefited from a long period without new construction, allowing tenants to occupy existing spaces. This scarcity of available space and available land has led many industrial users to consider purchasing their own facilities in this submarket. Although a few significant transactions occurred over the last year, higher financing costs have continued to be a significant obstacle to deal flow. As a result, most transactions in recent quarters have involved smaller properties, typically sold to private individual buyers or owner-users for prices under \$3 million. Despite the presence of older vintage buildings, the submarket commands a high rent per square foot of \$11.94, well above the 10-year average of \$7.75.

This underscores the submarket's strong demand and value proposition. This submarket is located in one of the most densely populated areas of the state, providing a significant advantage for users and tenants. The high population density ensures access to a large and diverse labor pool, making it easier for businesses to find and hire the workforce they need. This abundance of potential employees is particularly beneficial for industries requiring a substantial number of workers, such as manufacturing, distribution, and logistics. Additionally, the proximity to a densely populated area can lead to reduced commute times for employees, contributing to higher job satisfaction and retention rates. One of the notable advantages of this submarket is the quick leasing time for existing buildings, averaging just 2.2 months. Additionally, its strategic proximity to major highways, freeways, and Sky Harbor Airport enhances its logistical appeal, making it an ideal location for businesses reliant on efficient transportation and distribution networks.

The consistently low vacancy rates have driven robust annual rent growth, aligning closely with the overall Phoenix market trends. Although rent growth has slowed in recent quarters and is anticipated to moderate further throughout 2024, the Grand Avenue Submarket continues to present a strong investment opportunity due to its stable occupancy, swift leasing turnaround, prime logistical advantages, and impressive rental rates.

INVENTORY SF  
**15.4M**

UNDER CONSTRUCTION SF  
**873K**

VACANCY RATE  
**3.88%**

12 MONTH LEASED SF  
**237K**

12 MONTH SALES VOLUME  
**\$58.2M**

MARKET YOY RENT GROWTH  
**10.6%**

AVERAGE MONTHS VACANCY  
**2.2**





# TRANSWESTERN

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