

FIRST COMMONS

4625 - 4635 WEST MCDOWELL ROAD

Phoenix, Arizona

PROPERTY FEATURES

BUILDINGS SIZE 4625 (North Building) ±44,545 SF
4635 (South Building) ±54,890 SF

TOTAL AVAILABLE Available Now -
4625 - Suites 110-130 - ±15,075 SF
4635 - Suite 180 - ±7,583 SF
(Available 8/1/2020)

LOADING Truckwell & Grade Level Loading

ZONING CP/GCP

AVAILABLE NOW
±7,583 SF & ±15,075 SF

JOHN POMPAY
john.pompay@cushwake.com
+1 602 224 4422

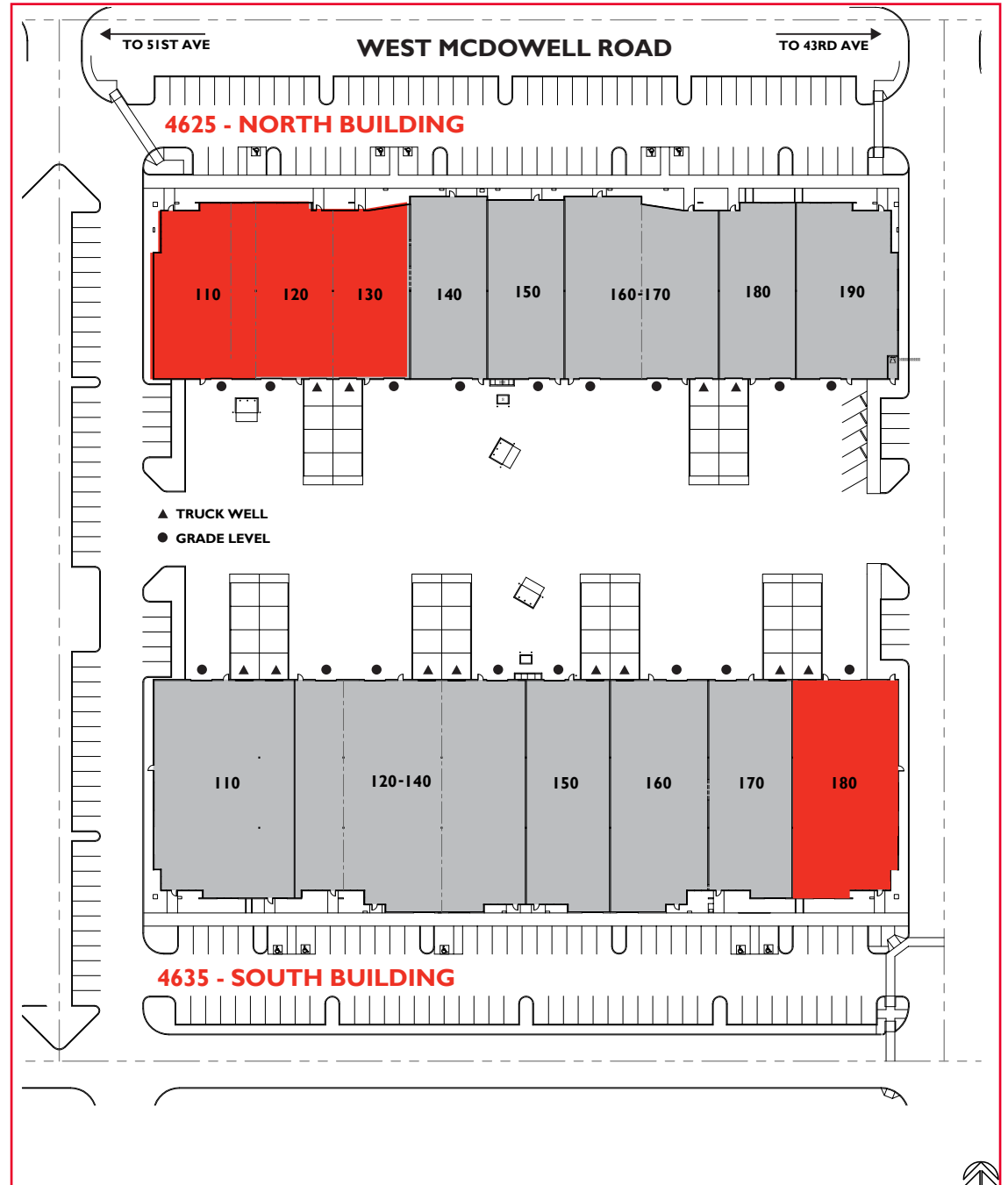
WILL GROVES
will.groves@cushwake.com
+1 602 682 8260



FIRST COMMONS

4625 - 4635 W. McDowell Road

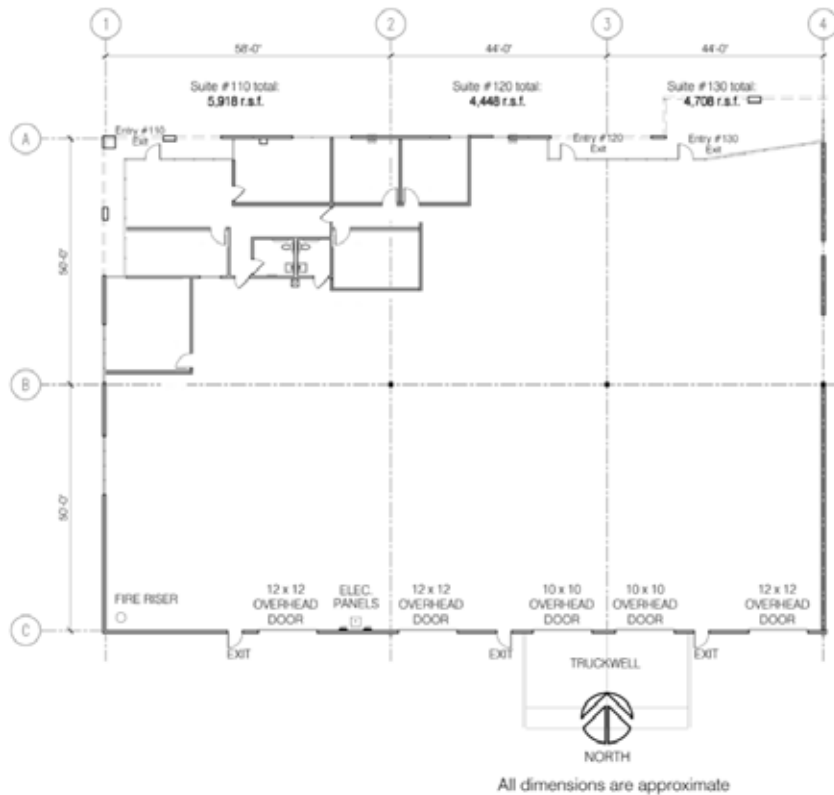
±7,583 SF & ±15,075 SF
Industrial Space Available



NORTH BUILDING

SUITE 110-130: ±15,075 RSF

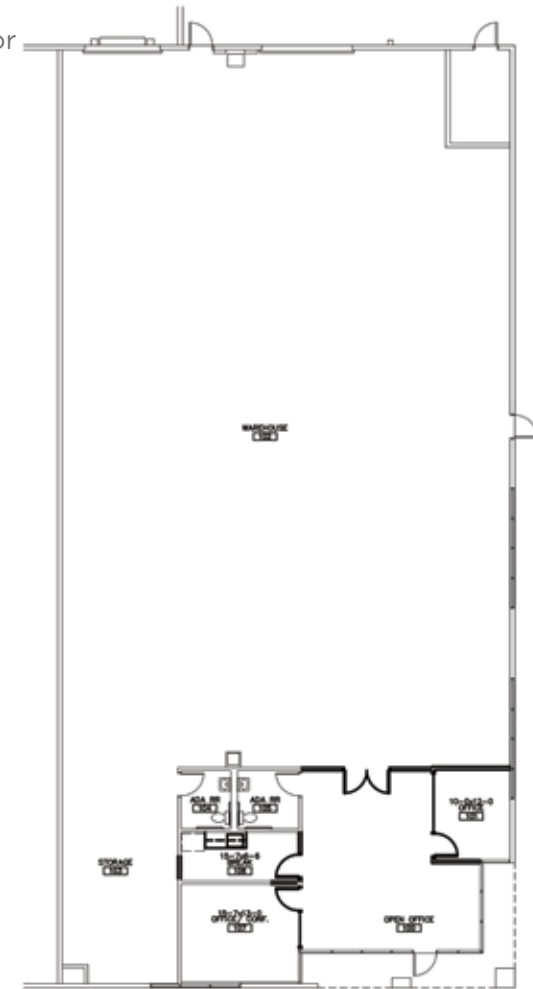
- ±2,500 SF Office
- ±13,075 SF Warehouse
- Three (3) Grade Level Doors
- Two (2) Truckwell Doors
- \$0.60 PSF NNN
- \$0.23 PSF OPEX



SOUTH BUILDING

SUITE 180: ±7,583 RSF

- Spec Suite
- Office ±1,099 SF
- One (1) Grade Level Door
- One (1) Truckwell Door
- \$0.55 PSF NNN
- \$0.23 PSF OPEX
- Available 8/1/2020

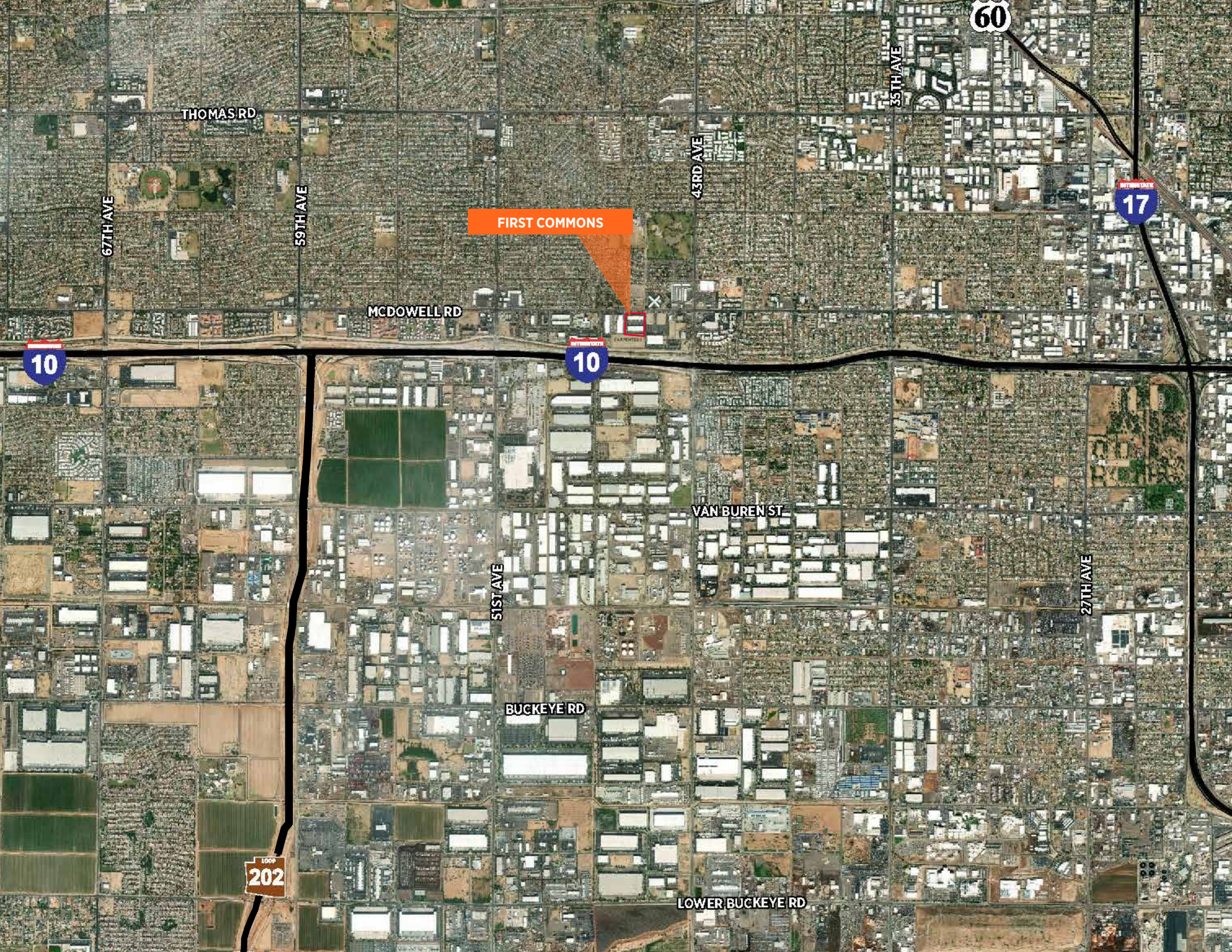


For more information, please contact:

JOHN POMPAY
john.pompay@cushwake.com
+1 602 224 4422

WILL GROVES
will.groves@cushwake.com
+1 602 682 8260

2555 E. Camelback Rd., Suite 400
Phoenix, AZ 85016
main +1 602 954 9000
fax +1 602 253 0528
cushmanwakefield.com



60

17

THOMAS RD

67TH AVE

59TH AVE

43RD AVE

35TH AVE

FIRST COMMONS

MCDOWELL RD

10

10

VAN BUREN ST

31ST AVE

27TH AVE

BUCKEYE RD

202

LOWER BUCKEYE RD