

±164,811 SF

CLASS A INDUSTRIAL BUILDING



innovate48
INDUSTRIAL PARK

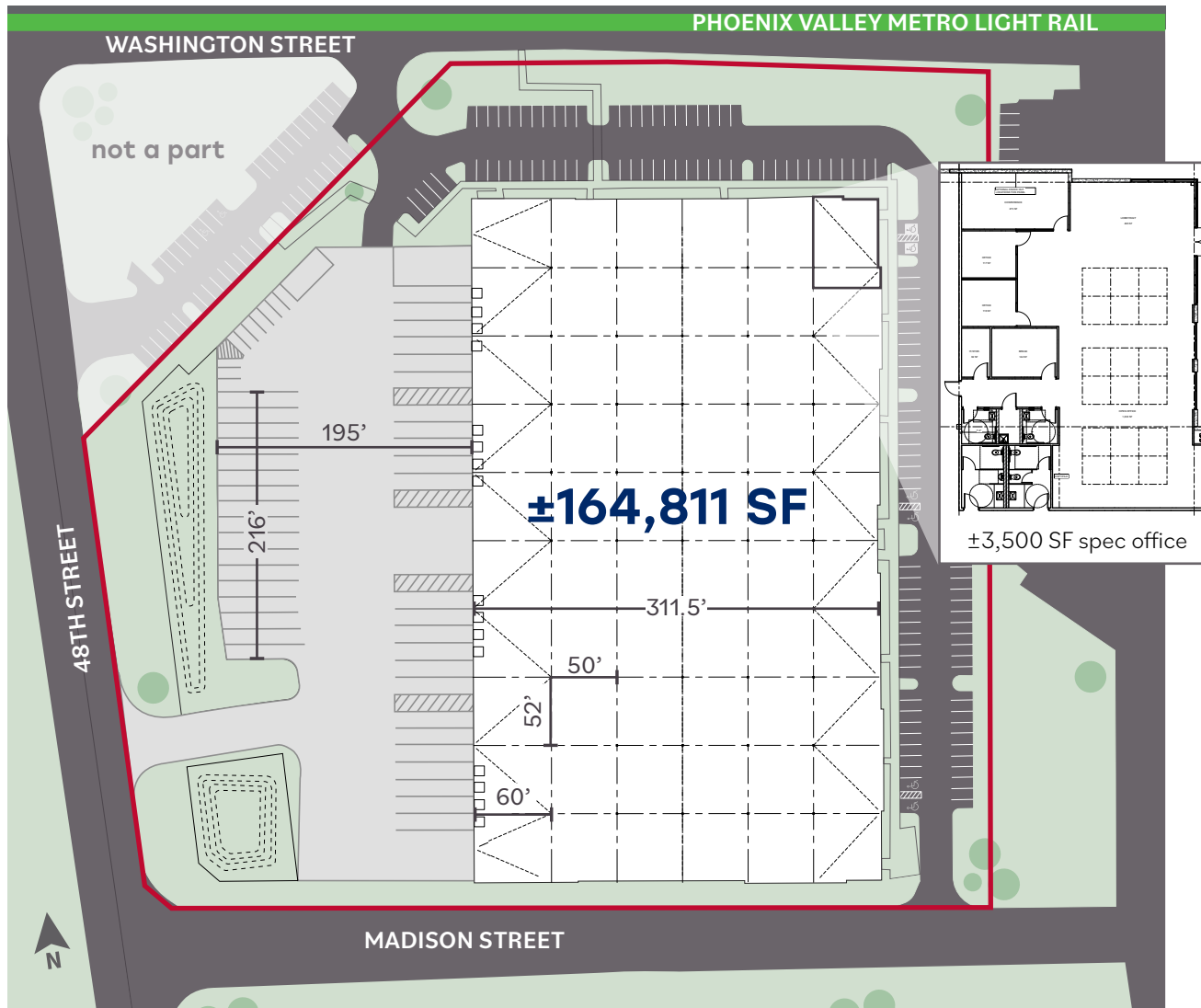


RYAN

Alidade
Capital

available for sale or lease

4833 E. Washington Street // Phoenix, Arizona



property features

- ±164,811 SF building
- ±8.84 acres
- ±3,500 SF spec office
- 32' clear height
- 311.5' building depth
- 52'x50' column spacing
- 60' speed bays
- 25 dock high doors
- 4 grade level doors
- 17 trailer stalls (60' depth)
- Full concrete truck court
- 169 auto stalls
- 195' (135'+60') truck court depth with trailer stalls
- Castellated beam roof with metal deck
- A-2 zoning

innovate48

is a brand new, Class-A Industrial building designed for unparalleled accessibility and prominence.

Boasting a total area of 164,811 square feet, this state-of-the-art facility is Phoenix's premier industrial destination. The property is situated in a prime location within 5 miles of downtown Phoenix and Old Town Scottsdale, 4 miles from ASU, and only 1 mile from Phoenix Sky Harbor International Airport. With on-site retail amenities and many others nearby, *Innovate48 is where innovation meets convenience.*

make-ready work includes:

- + ±3,500 SF spec office
- + 100% air conditioned
- + LED lighting
- + Full concrete truck court
- + 3,000A, 277/480v 3PH power (expandable)
- + ESFR sprinkler system
- + 17 trailer stalls



unbeatable location

Located in the heart of Phoenix metro, innovate48's superb location provides an unmatched opportunity to occupy a prime industrial infill site.

excellent access

to surrounding freeways

site-adjacent retail

including 5 restaurant options and many others nearby

1 mile

from Phoenix Sky Harbor International Airport

4.3 miles

from Arizona State University

Demographics

30-minute drive radius



+3.34M

2025 Total Population



+3.46M

2030 Projected
Population



3.44%

Projected 5-Year
Population Growth Rate



\$86,242

Median Household
Income



+1.81M

Total Labor Force



36

Median Age



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