

AVAILABLE FOR SALE OR LEASE



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**3202 SOUTH
40TH STREET**

PHOENIX, AZ

PROPERTY OVERVIEW

3202 SOUTH 40TH STREET
PHOENIX, AZ

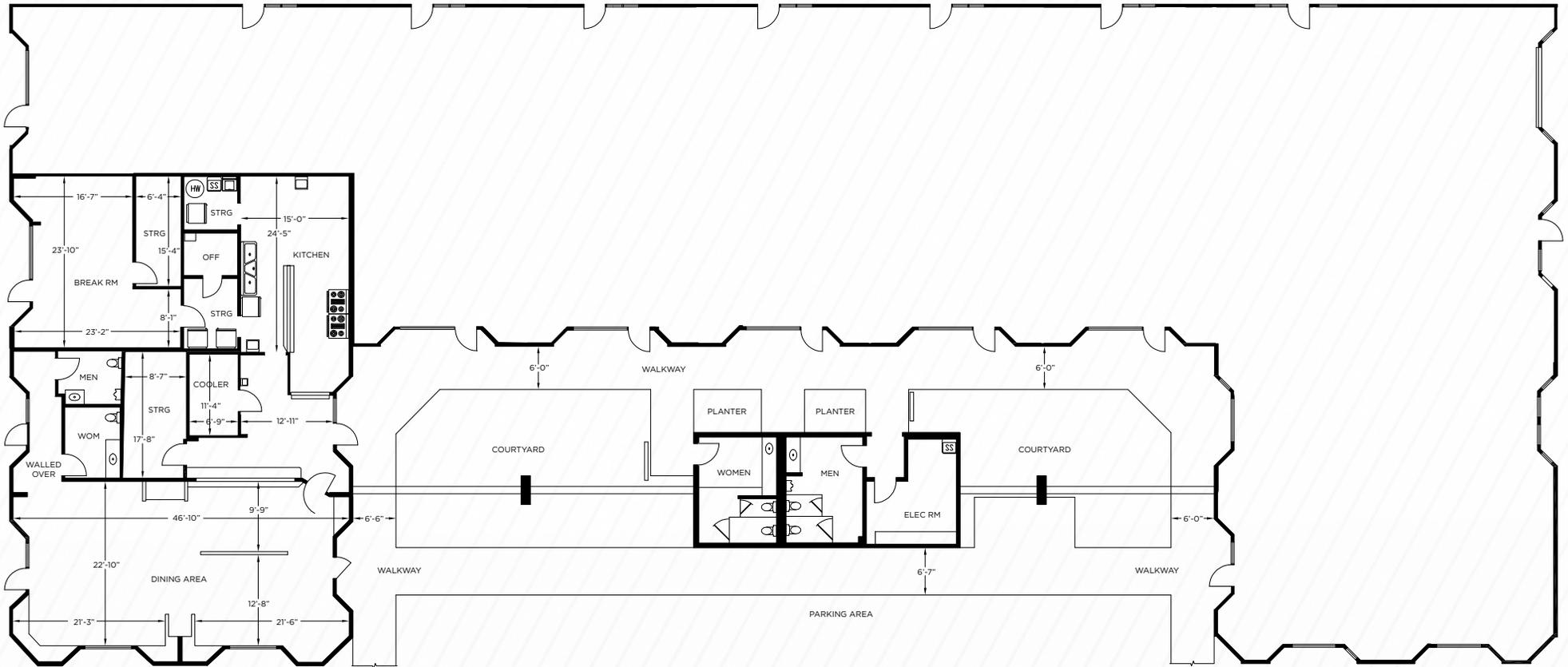
BUILDING SPECIFICATIONS

Address	3202 South 40th Street, Phoenix, AZ 85040	Parking	50 Spaces (3.28 per 1,000)/12 covered
Total Building Area	16,436 SF	Zoning	A-1, City of Phoenix
Land Area	1.16 Acres (50,456 SF)	Sprinklered	No
Coverage	30%	Loading	One grade level
Construction	Concrete Tilt-Up	Property Taxes	\$24,418.98 (2024)
Clear Height	8-feet	Features	Fully Enclosed Fenced Ingress/Egress 234 ± lineal feet of frontage on 40th Street with a 27,125 VPD traffic count Less than ¼ mile from full diamond interchange at 40th Street & Interstate 10
Restrooms	Six Total, including two common area		
Parcel Number	122-06-008, 012, and 013		
Year Built	1985		



SITE PLAN

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AREA OVERVIEW

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