

AVAILABLE FOR SALE OR LEASE



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**3202 SOUTH  
40<sup>TH</sup> STREET**

**PHOENIX, AZ**

# PROPERTY OVERVIEW

3202 SOUTH 40<sup>TH</sup> STREET  
PHOENIX, AZ

## BUILDING SPECIFICATIONS

**Address** 3202 South 40th Street, Phoenix, AZ 85040

**Total Building Area** 16,436 SF

**Land Area** 1.16 Acres (50,456 SF)

**Coverage** 30%

**Construction** Concrete Tilt-Up

**Clear Height** 8-feet

**Restrooms** Six Total, including two common area

**Parcel Number** 122-06-008, 012, and 013

**Year Built** 1985

**Parking** 50 Spaces (3.28 per 1,000)/12 covered

**Zoning** A-1, City of Phoenix

**Sprinklered** No

**Loading** One grade level

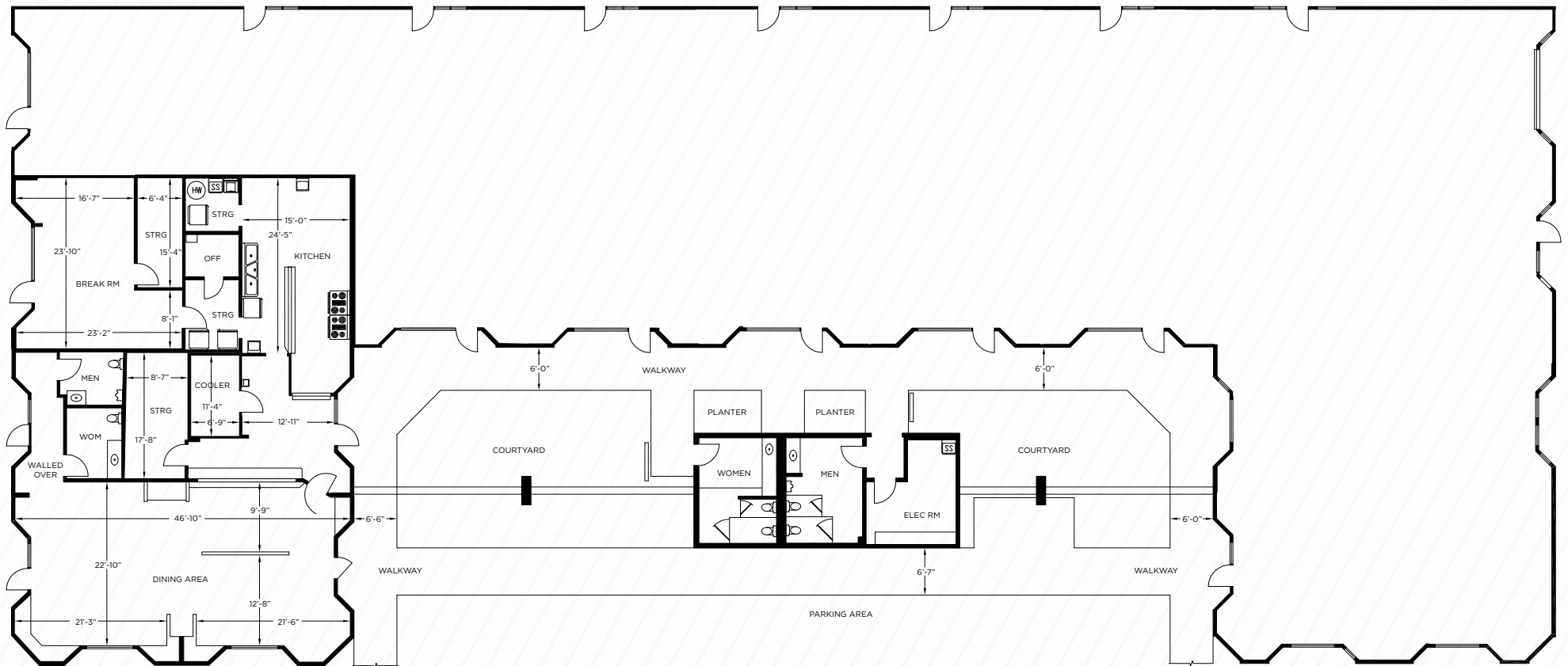
**Property Taxes** \$24,418.98 (2024)

**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



# SITE PLAN

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# AREA OVERVIEW

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## PHOENIX, AZ

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