



2777 East Camelback Road, Suite 230  
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COMMERCIAL ADVISORS

# 4546 NORTH 40TH STREET - Phoenix, AZ 85018

## Build to Suit Office



## 4546 NORTH 40TH STREET N, NWC N 40th St & E Campbell Ave

<b>Project Size</b>	13,199 SF lot
<b>Building Size</b>	1,300 SF as-is today but approved for: 2,170 SF w/ 10 parking stalls; zoned R-O
<b>Purchase Price</b>	\$349,900
<b>APN Number</b>	170-24-039
<b>Zoning</b>	R-O, City of Phoenix
<b>Parking</b>	10 Parking Spaces



Build to Suit Space Available for Sale in Phoenix



### Centrally Located with Easy Access to Freeways



## AMENITIES

- Build to suit
- Approval for 2,170 SF General Office with 10 parking spaces
- Sale price discount for Build to Suit with seller's construction company
- in the Hot and Trendy LGO/ Postino/North neighborhood, all within walking distance



GPE Commercial Advisors provides full service commercial real estate solutions. One call and you have instant access to expert knowledge, research and resources. We successfully match buyers with sellers and tenants with landlords.



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## Site Plan

