

**INDUSTRIAL/FLEX &
OFFICE SPACES FOR LEASE**

1 Forty3 BUSINESS PARK



NEWMARK

4820-4926 E McDowell Road | Phoenix, AZ 85008

FEATURES

±107,836 SF complex containing both pure office and combination office/warehouse space



100% HVAC Warehouse Units Available



IND PK Zoning, Phoenix



49,775 VPD
E McDowell Rd



Units ranging from 30% - 100% Office

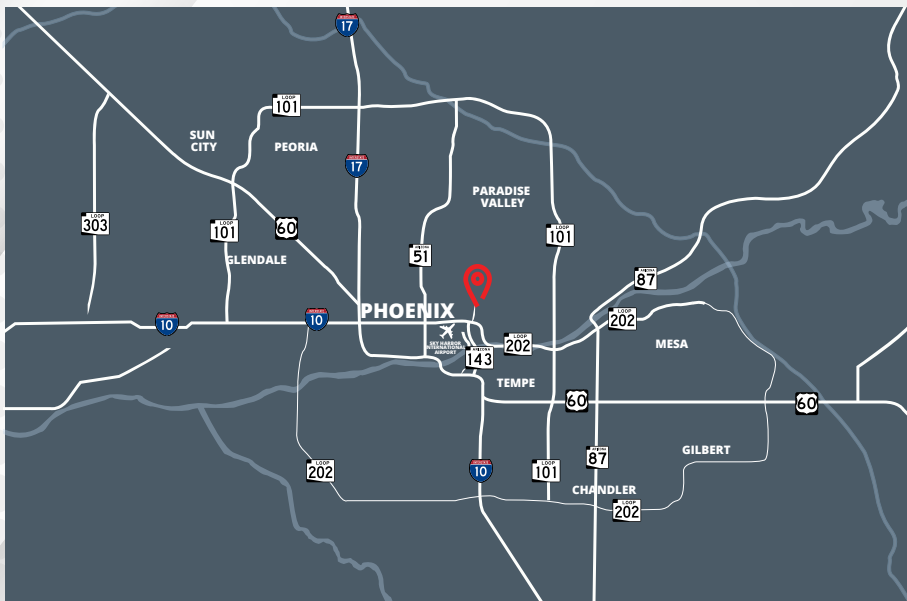


Grade Level Doors



Building Signage Available

IForty3 Business Park offers prime visibility on East McDowell Road, just minutes from Phoenix Sky Harbor International Airport.



Easy Access to Main commuting arteries

0.3

Miles From
SR-143

1.0

Miles From
Loop 202

4.0

Miles From
I-10 & SR-51

AVAILABLE UNITS



Bldg/Unit	Square Feet
4926 - #104	±1,127 SF
4926 - #106	±3,314 SF
4836 - #103	±3,790 SF
4820 - #100	±3,278 SF
4820 - #101	±1,786 SF
4820 - #102	±3,695 SF

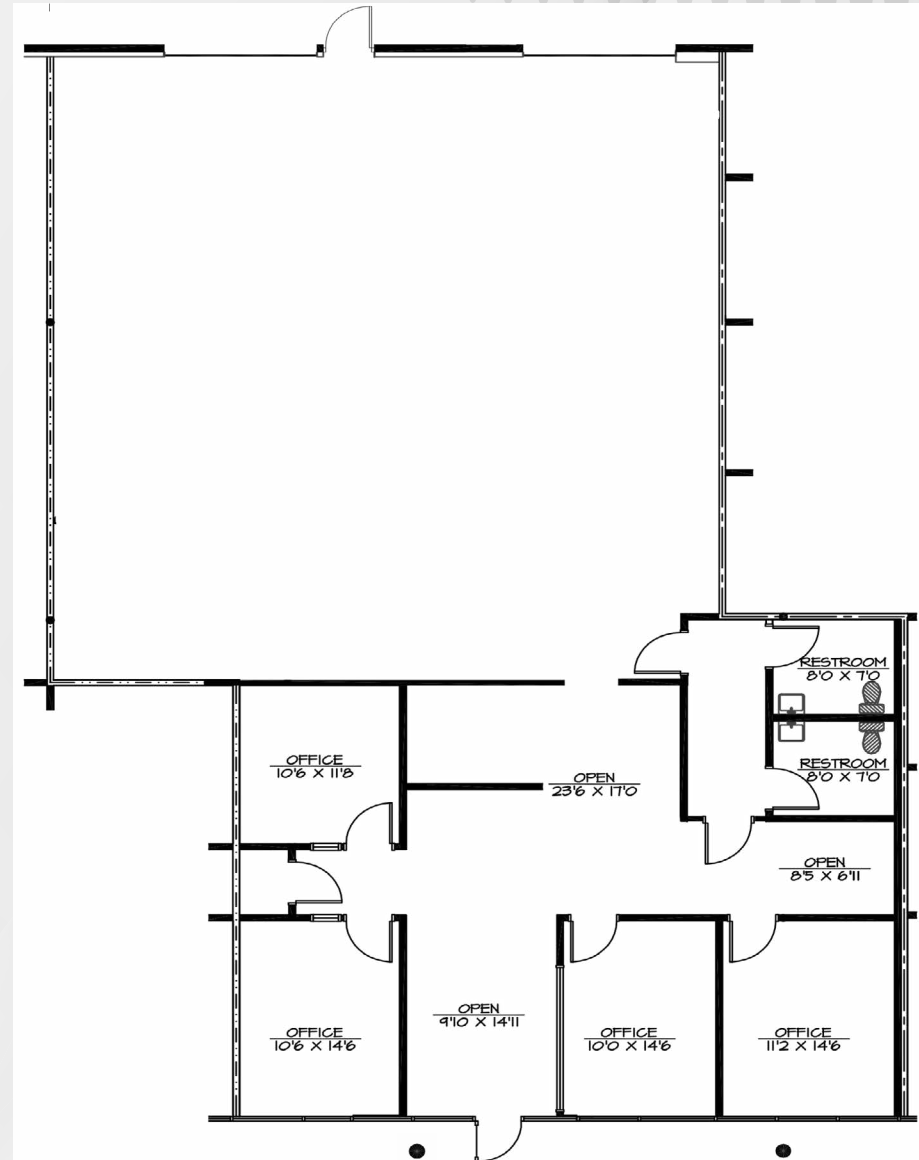
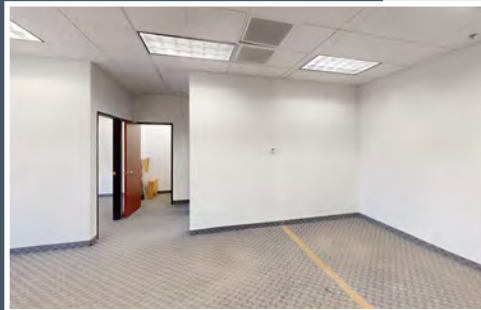
BUILDING 4836

Unit #103 available now

±3,790 SF



CLICK TO TAKE
VIRTUAL TOUR



BUILDING 4926

Unit #104 available now

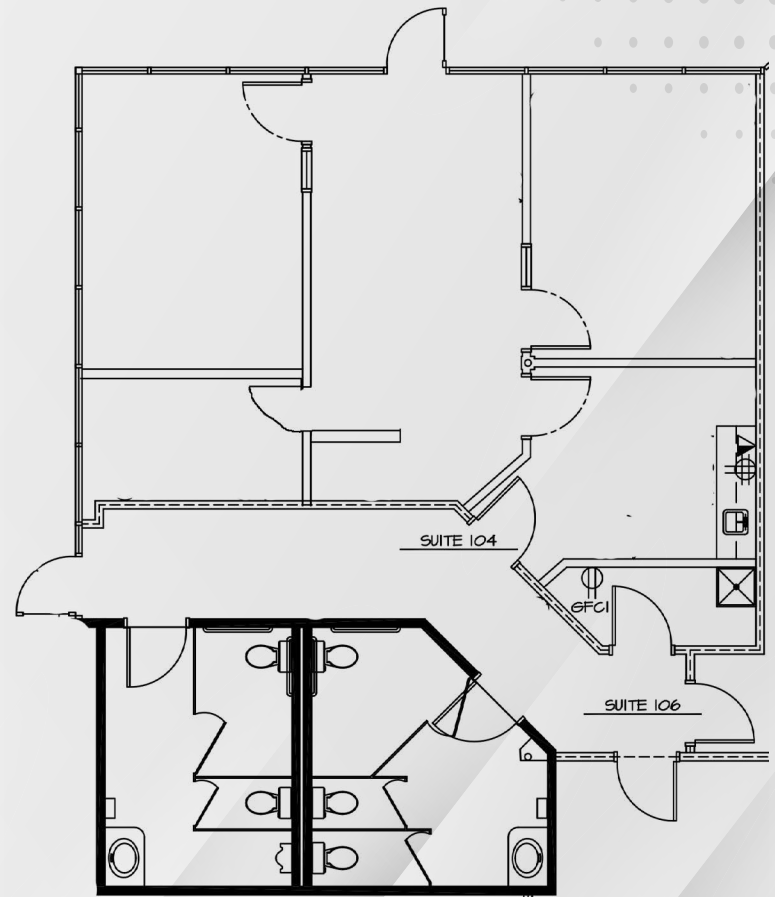
±1,127 SF

Office Space with common area restrooms



CLICK TO TAKE
VIRTUAL TOUR

1 month free per year signed
(3 year minimum)



BUILDING 4926

Unit #106 available now

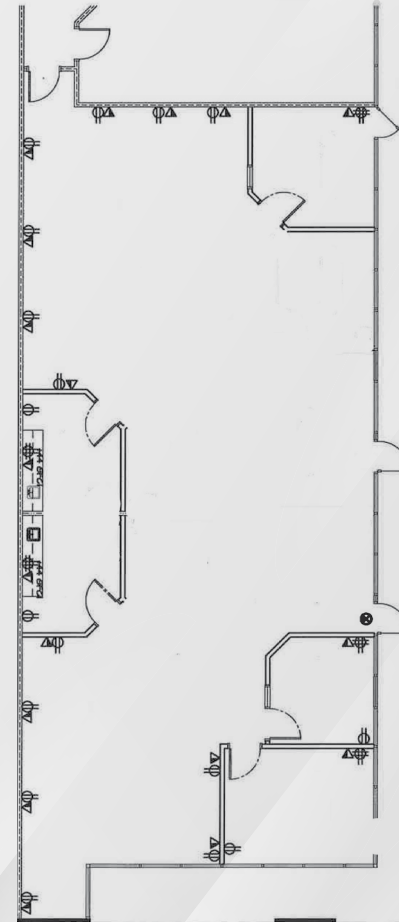
±3,314 SF

Office Space with common area restrooms



CLICK TO TAKE
VIRTUAL TOUR

1 month free per year signed
(3 year minimum)



BUILDING 4820

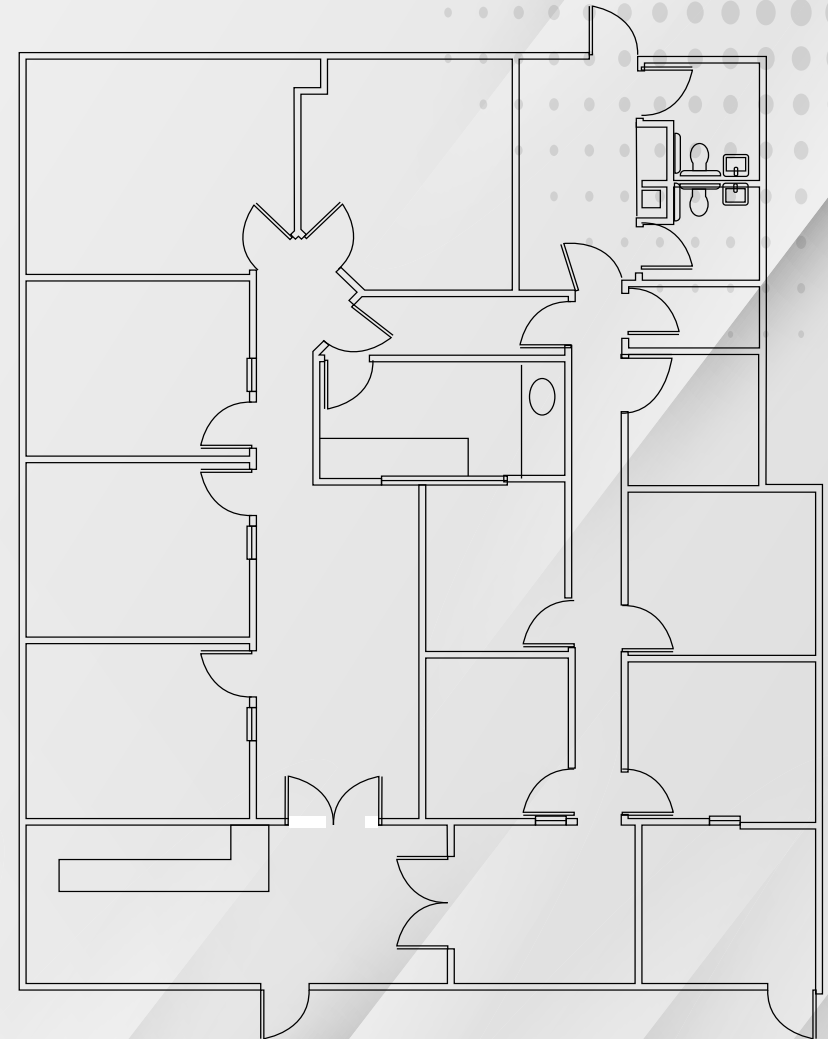
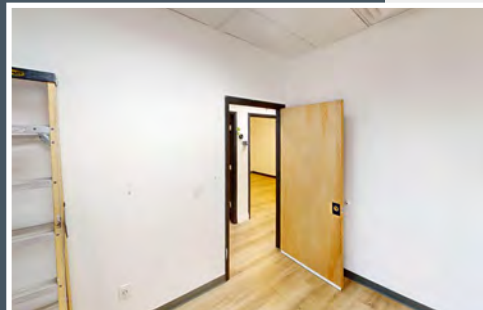
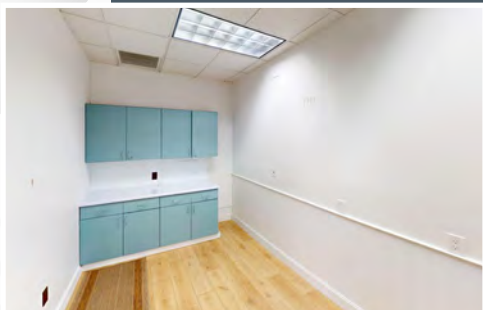
Unit #100 available now

±3,278 SF

Fully built out salon suites with private restrooms



CLICK TO TAKE
VIRTUAL TOUR



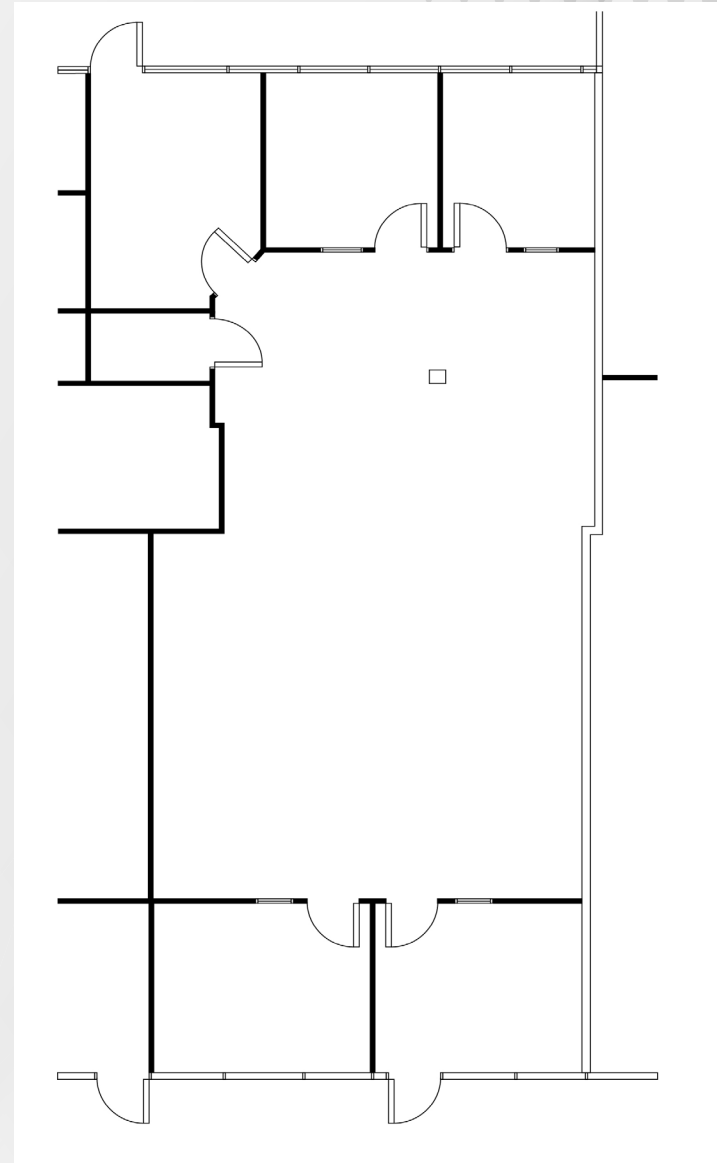
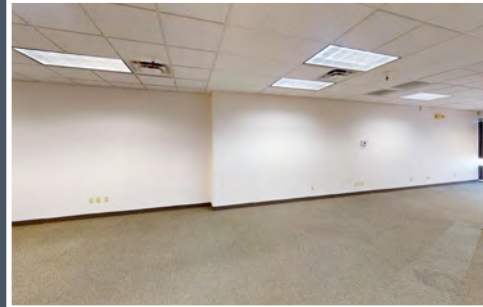
BUILDING 4820

Unit #101

±1,786 SF



CLICK TO TAKE
VIRTUAL TOUR



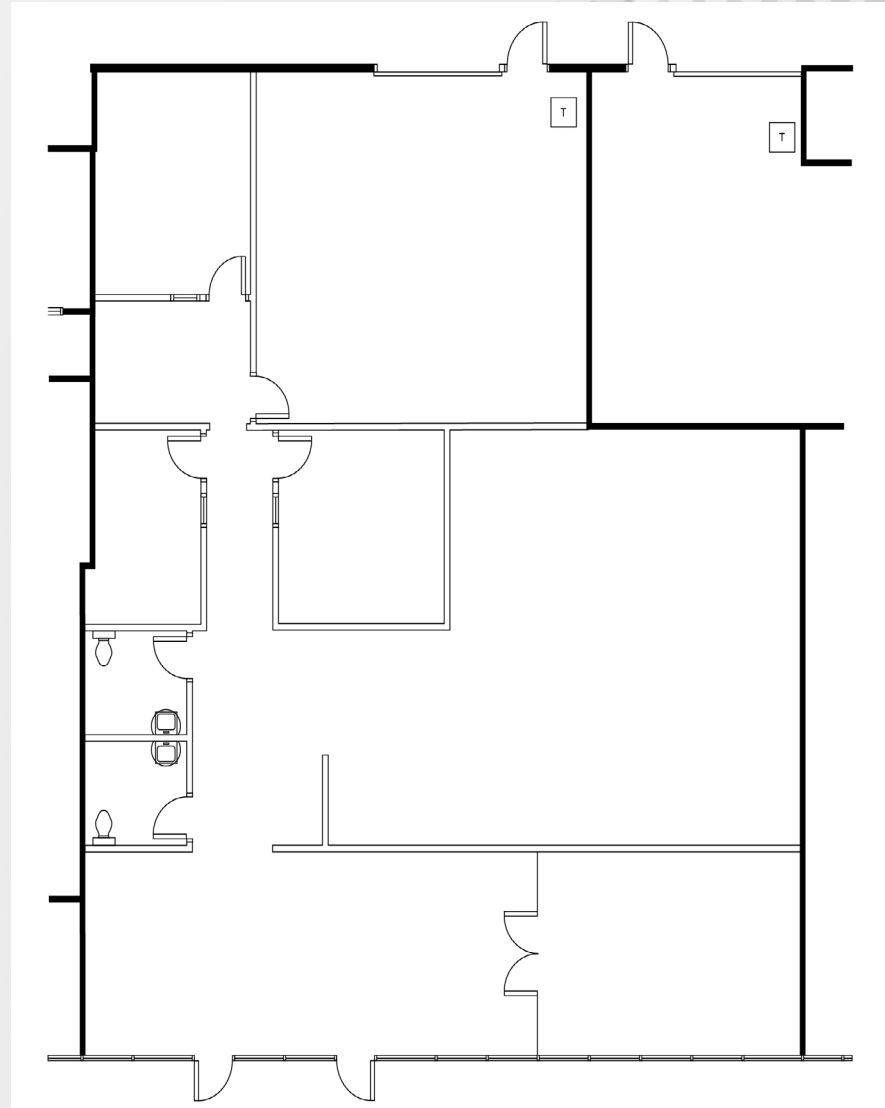
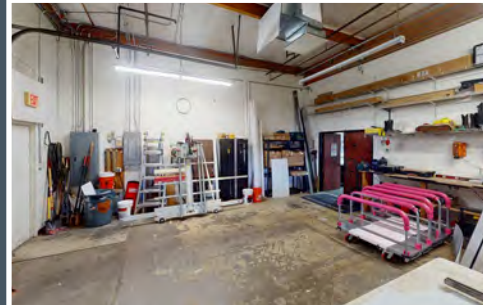
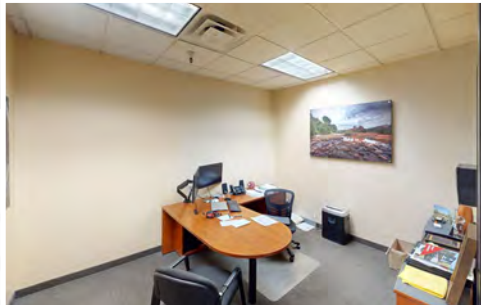
BUILDING 4820

Unit #102

±3,695 SF



CLICK TO TAKE
VIRTUAL TOUR



SCOTT INDUSTRIAL TEAM

Keri Scott, SIOR

Senior Managing Director

t 602-386-7153

keri.scott@nmrk.com

Alex Kas-Marogi

Senior Associate

t 248-881-6376

alex.kas-marogi@nmrk.com



The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

2555 E Camelback Rd., Suite 600

Phoenix, AZ 85016

nmrk.com

NEWMARK

1Forty3
BUSINESS PARK