



**4625 W. McDowell (North Building)**

Suites 110 - 140: 19,873 sf (divisible)

- Suite 150: 4,800 sf
- Suite 190: 5,917 sf

**4635 West McDowell (South Building)**

- Suite 150: 6,394 sf
- Suite 160/170: 13,468 sf (divisible)

Contiguous  
to 19,862 sf

# FIRST COMMONS AT WEST 10

4625 - 4635 WEST MCDOWELL ROAD • PHOENIX ARIZONA



Managed By:

**verve .**

Commercial Real Estate, LLC

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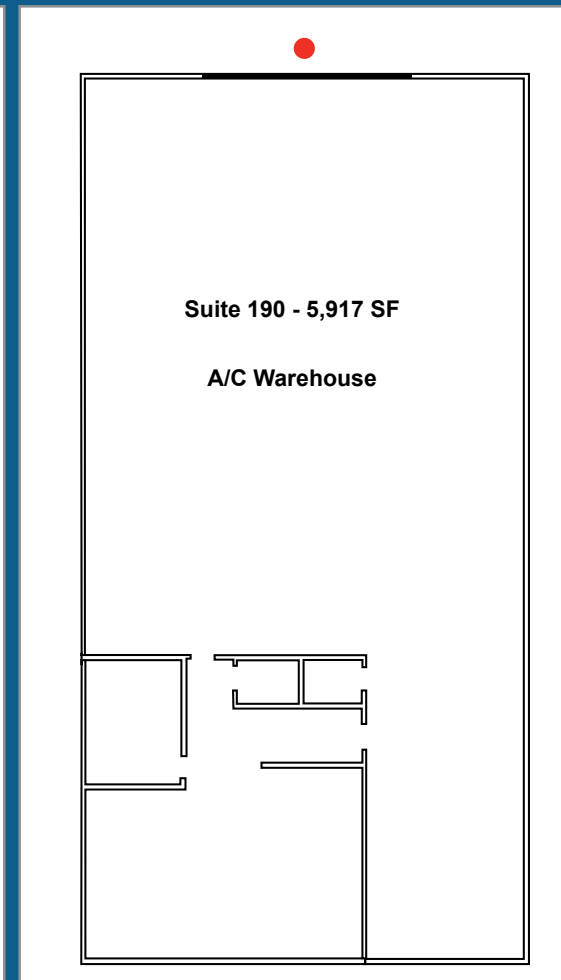
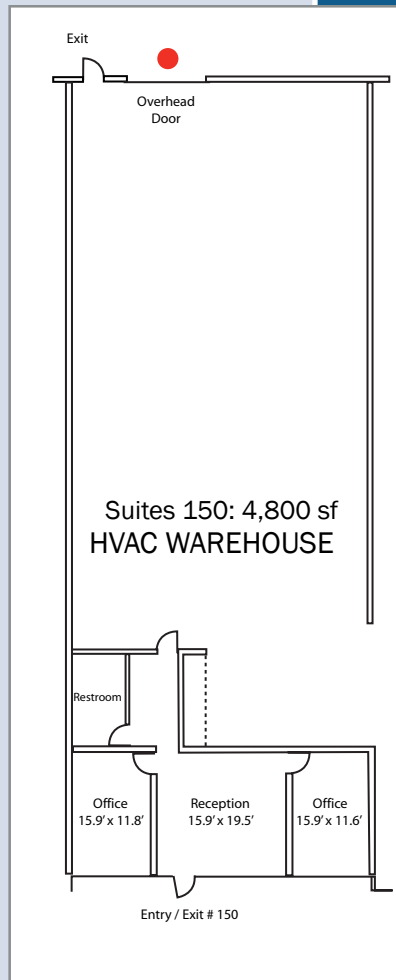
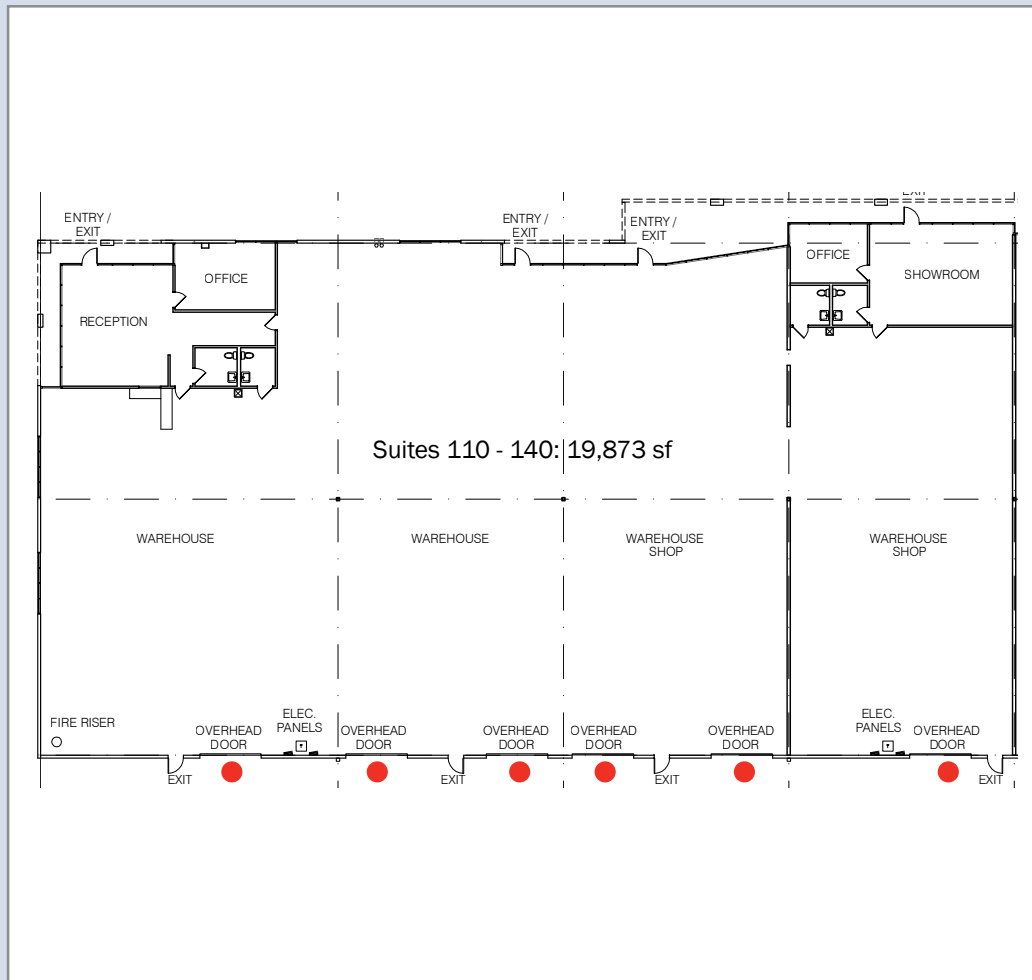


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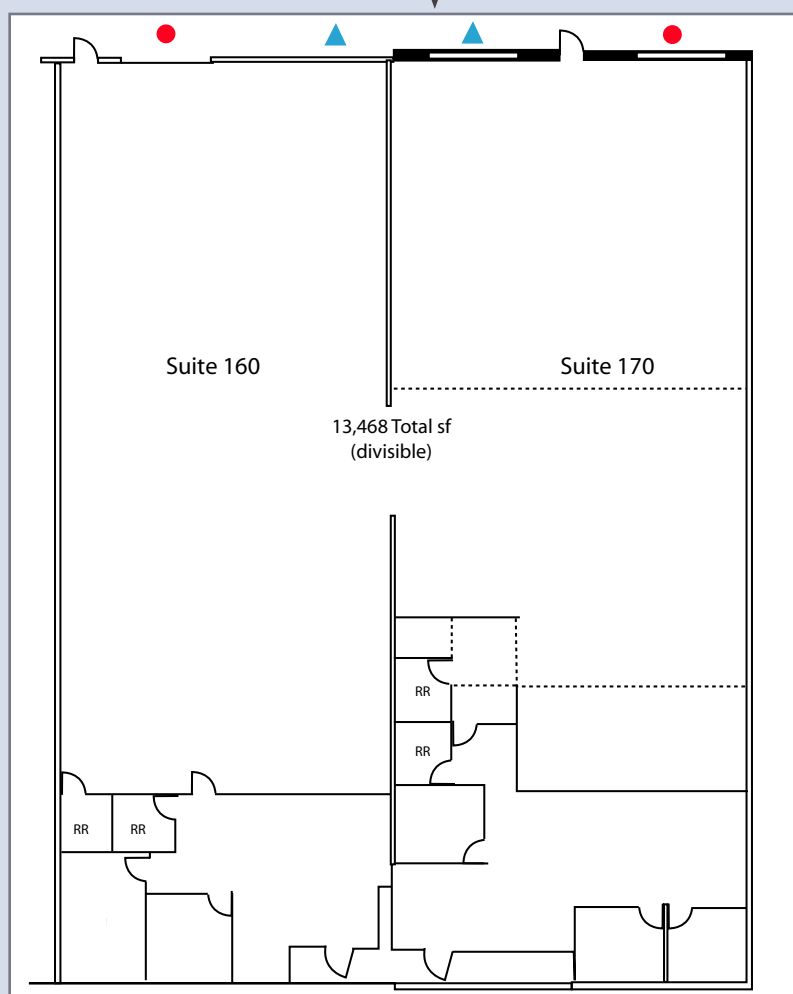
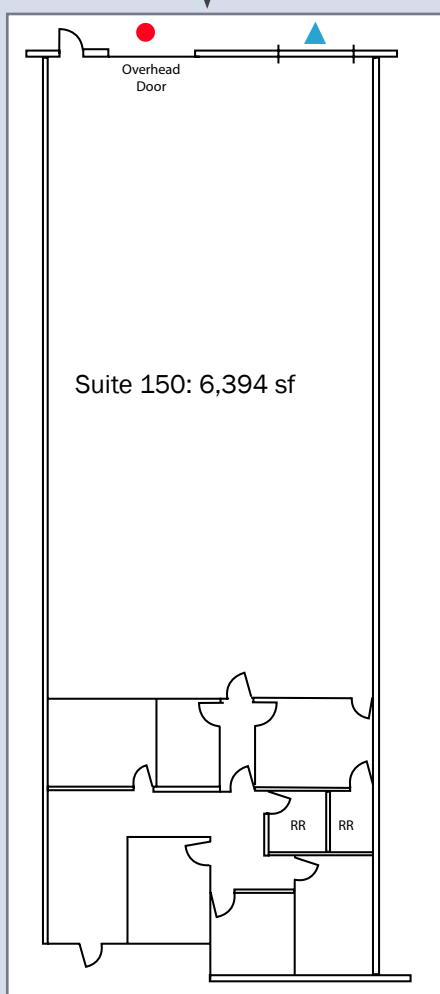


## 4635 West McDowell (South Building)

- Suite 150: 6,394 sf
- Suite 160/170: 13,468 sf (divisible)

▲ = Truckwell  
● = Grade Level

Combined suites Contiguous to 19,862 sf



## PROPERTY FEATURES

- Truckwell Loading to most suites
- Grade Level Loading (12' x 14')
- 16' Clear Height
- CP/GCP Zoning
- McDowell Road Frontage
- Evap Cooled Warehouse
- Insulated Warehouse (R-19)
- 277/ 480v / 3 Phase Power
- Exceptional Truck Maneuverability



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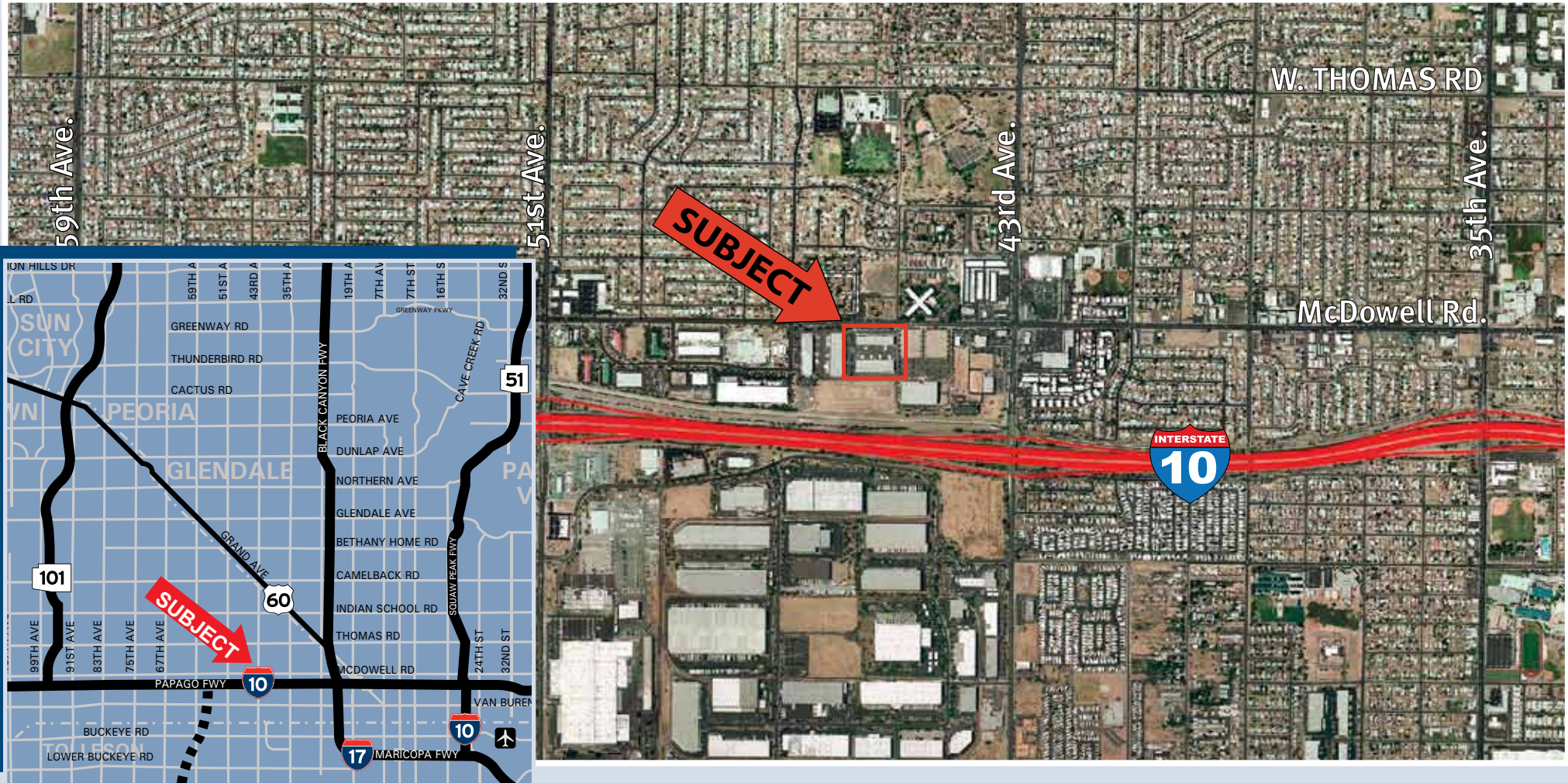


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