



4334 – 4140 E. Winslow Avenue, Phoenix AZ | L-1 Light Industrial

3300 sf ± Industrial Building 25,000 sf ± / .57-acre Fenced lot

Office:
8930 E. Raintree Dr., #200 Scottsdale, AZ 85260



ATTORNEYS
REALTY

Juan Pesqueira
O: 480.767.6900
C: 480.458.8007
Email: Pesqueira2@cox.net

4334 – 4140 E. Winslow Avenue, Phoenix AZ | L-1 Light Industrial

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OVERVIEW

Industrial building/warehouse! I-1/A-1 LIGHT INDUSTRIAL zoning allows for a variety of uses. The property is located just off University Dr. in Phoenix. Close to Tempe, Sky Harbor Airport, Phoenix metro, and all freeways. Comprised of 3 different parcels (124-49-049, 124-49-050, 124-49-051/4334 - 4340 - 4140 Winslow ave) totaling 24,869 sf / .57 +/- acre lot being sold as one. Fenced and secured. Highly traffic location, with easy access/exit for any business who operates in this location. The 3380 +/- building/warehouse has 2.5 bathrooms, a reception and sitting area, private office, bay door and excellent potential for a variety of businesses.

Asking Price: \$500,000



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4334 - 4140 E WINSLOW AVE, Phoenix, AZ 85040

4334 E WINSLOW AVE, Phoenix,
AZ 85040 (POI)



4334 - 4140 E WINSLOW AVE,
Phoenix, AZ 85040 (Subject)



Phoenix Sky Harbor
International Airport



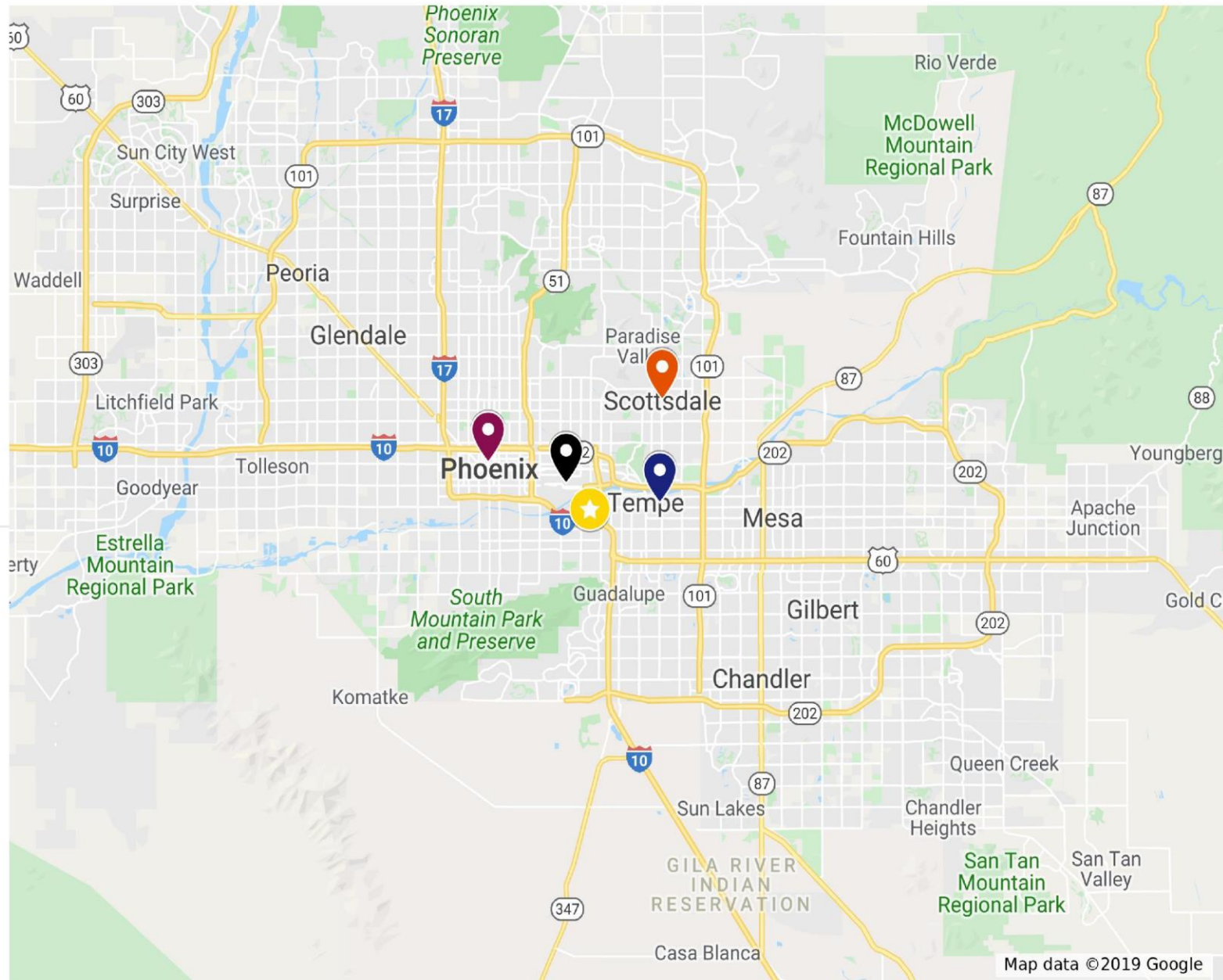
Downtown Phoenix



Arizona State University,
Tempe Campus



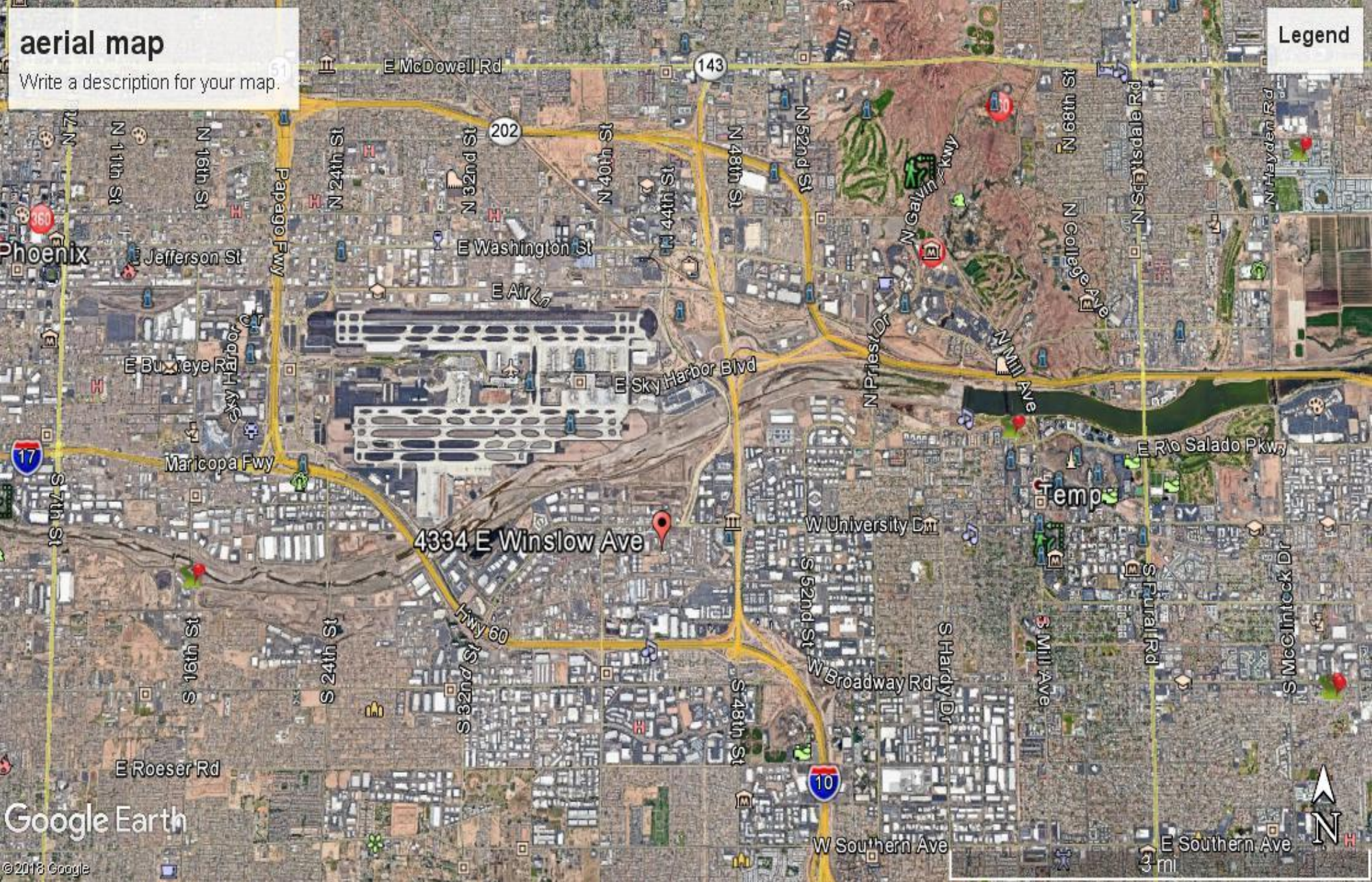
Scottsdale



aerial map

Write a description for your map.

Legend



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4334 E Winslow Ave, Phoenix, AZ 85040, Maricopa
Demographics

Based on ZIP Code: 85040

Population

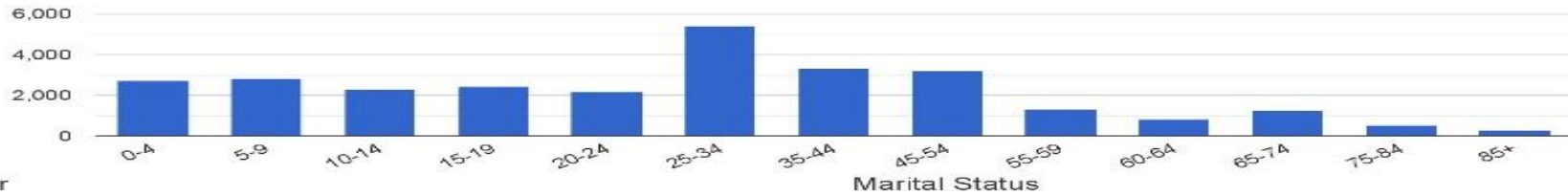
Summary

Estimated Population: 28718
Median Age: 28.2

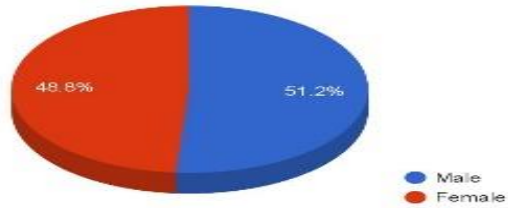
Household

Number of Households: 8612
Average House Hold Size: 3.32
House Hold with Children (%): 40.4

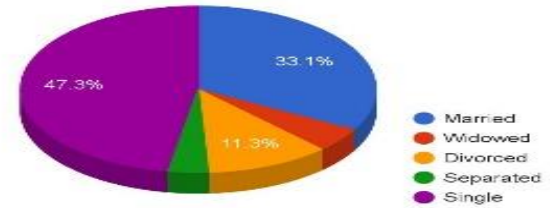
Age



Gender

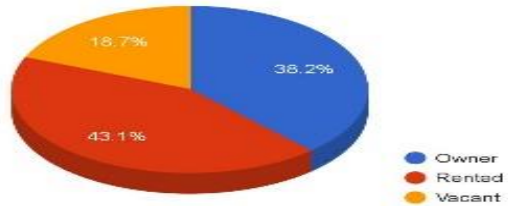


Marital Status

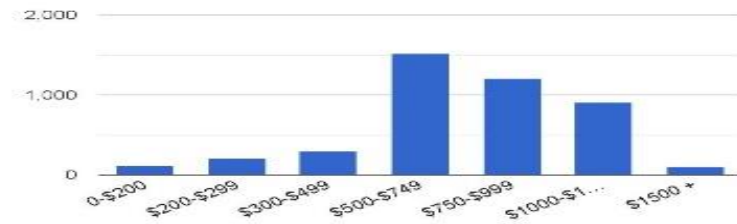


Housing

Occupancy



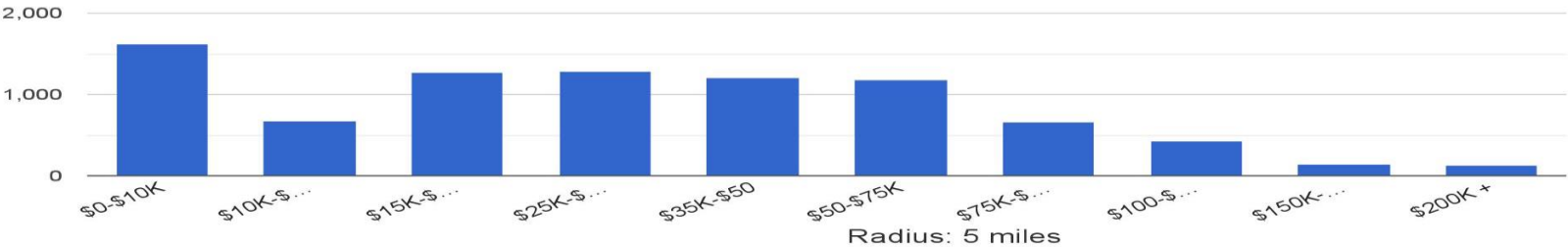
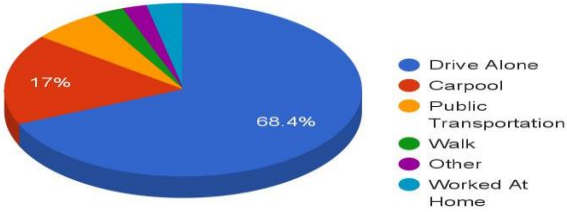
Market Rents



Quality of Life

Workforce by Industry	
Agriculture, Forestry, Fishing, Hunting, Mining Construction	153
Manufacturing	1303
Wholesale Trade	944
Retail Trade	213
Transportation, Warehousing, Utilities	927
Information	517
Finance, Insurance, Real Estate, Rental, Leasing	121
Professional, Scientific, Management, Administrative, Waste Management	494
Educational Services, Health Care, Social Assistance	1554
Arts, Entertainment, Recreation, Accommodation, Food Services	1816
Other Services	1094
Public Administration	554
Household Income	258

Commute Method



Schools
Public

Name	Address	Distance	Grades	Students	ADE Grades
AAEC - SMCC Campus	7050 S. 24th Street	3.79	9-12	370	A-
Academy Of Excellence	425 North 36th Street	2.42	K-8	99	C
Aguilar School	5800 S. Forest Ave.	4.7	K-5	531	C+
Amy L. Houston Academy	7139 S 10th St	4.9	PK-8	116	D+
Arredondo Elementary School	1330 E Carson Dr	4.85	K-5	337	B
ASU Preparatory Academy - Phoenix Middle School	735 E. Fillmore St.	4.95	5-8	0	
ASU Preparatory Academy- Phoenix Elementary	735 East Fillmore Street	4.95	K-10	0	B
ASU Preparatory Academy- Phoenix High School	735 E Fillmore St	4.95	9-12	0	A-
Augustus H Shaw Jr School	123 North 13th Street	4.28	PK-8	420	D+
Balsz Elementary School	4309 E Bellevue Street	2.76	PK-6	850	B
BASIS Ahwatukee	10210 S. 50th Place	4.69	5-10	507	
Broadmor Elementary School	311 E Aepli Drive	3.35	K-5	658	A-
Brunson-Lee Elementary School	1350 N. 48th Street	2.91	PK-6	460	C+
Career Success High School - Robert L. Duffy	2550 East Jefferson Street	2.93	9-12	120	D+
Career Success School - Sage Campus	3120 N 32nd St	4.61	K-8	140	C
Carminati School	4001 S McAllister Ave	4.05	K-5	380	C

Cloves C Campbell Sr Elementary School	2624 East South Mountain Avenue	4.14	PK-8	563	B-
Compadre High School	500 W Guadalupe Rd	4.66	9-12	650	C-
Creighton Elementary School	2802 E. McDowell Roaad	3.6	K-8	830	C
David Crockett Elementary School	501 N. 36th Street	2.48	PK-6	559	D+
Desert Marigold School	6210 South 28th Street	2.82	K-12	289	B+
EVIT - Arcadia High School	4703 E. Indian School Rd	4.96	9-12	0	
EVIT - Compadre High School	500 W. Guadalupe Rd.	4.54	9-12	0	
EVIT - McClintock High School	1830 E. Del Rio Dr	4.96	9-12	0	
EVIT - Tempe High School	1730 S Mill Ave	2.78	9-12	0	
Excelencia School	2181 East McDowell Road	4.14	K-8	879	C
Faith North Elementary School	910 E. Washington	4.66	PK-8	408	A-
Frank Elementary School	8409 S Avenida del Yaqui	3.8	PK-5	601	C+
Friendly House Academia Del Pueblo Elem	201 E. Durango Street	4.79	K-8	378	C+
Garfield School	811 N 13th Street	4.57	PK-8	440	B+
Gateway Early College High School	108 North 40th Street	1.98	9-12	261	B+
Gateway School	1100 N 35th St	2.97	K-8	776	C+
George Gervin Prep Academy	2801 E Southern Ave	2.74	6-8	99	D+
Getz School	625 W Cornell Dr	4.16	PK-8	231	NR
Gililand Middle School	1025 S Beck Ave	1.85	6-8	978	C
Great Hearts Academies - Archway Arete	3102 N. 56th St.	4.59	K-5	0	
Great Hearts Academies - Archway Veritas	3102 North 56th Street	4.59	K-12	526	A-
Great Hearts Academies - Teleos Prep	1401 E. Jefferson	4.1	K-12	210	C-
Great Hearts Academies - Veritas Prep	3102 N. 56th Street	4.59	6-12	679	A-
Griffith Elementary School	4505 East Palm Lane	3.33	PK-6	812	B+
Holdeman Elementary School	1326 West 18th St	1.81	PK-5	649	B-
Hudson Elementary School	1325 E Malibu Dr	4.58	K-5	422	A-
Humanities and Science High School - Tempe	1105 East Broadway Road	3.9	9-12	0	NR
Humanities and Sciences Academy Arizona	1105 East Broadway Road	3.9	9-12	42	NR
Imagine Tempe	1538 East Southern Ave.	4.68	K-8	285	C
Ingleside Middle School	5402 E. Osborn Road	4.78	6-8	740	C+
Integrity Education Centre	515 E. Continental Dr.	4.19	K-12	64	B
International Commerce High School - Tempe	1105 E. Broadway Road	3.9	9-12	98	B
John F Kennedy Elementary School	6825 South 10th Street	4.85	K-3	542	C-
Kaizen Education Foundation dba South Pointe Elementary School	2033 E. Southern Ave	3.46	K-6	342	D+
Laird Elementary School	1500 N Scovel St	4.27	K-6	477	C
Mcclintock High School	1830 E Del Rio Dr	4.97	9-12	1837	A-
Monte Vista Elementary School	3501 E. Osborn Rd.	4.71	K-8	831	C
Mosaica Online of Arizona	10210 South 50th Place	4.69	K-8	117	NR
Nevitt Elementary School	4525 E St Anne	2.33	PK-5	778	A-
New School for the Arts	1216 East Apache Boulevard	4	9-12	197	A-
New School for the Arts Middle School	1216 E. Apache Blvd	4	6-8	77	A-
NFL YET College Prep Academy	4848 South 2nd Street	4.97	7-12	299	A-
Ombudsman - Charter East	3943 E. Thomas	4.08	9-12	89	C
Ombudsman - Charter East II	4041 East Thomas Road	4.06	9-12	90	C-
Orangedale Early Learning Center	5048 E Oak St	3.72	PK-PK	36	
Orangedale Junior High Prep Academy	5048 East Oak Street	3.72	7-8	0	B-
Papago School	2013 North 36th Street	3.52	PK-8	935	C
Percy L Julian School	2149 E Carver Drive	2.98	K-8	753	D+

Precision Academy System Charter School	3906 East Braodway	0.99	9-12	496	D+
Reyes Maria Ruiz Leadership Academy	4848 S. 2nd St.	4.97	K-6	443	B
Rose Linda School	4610 S 12th St	4.1	K-8	521	C-
SABIS International	1903 E. Roeser Rd	3.3	K-8	725	B+
Scales Technology Academy	1115 W 5th St	1.91	K-5	572	C-
Silvestre S Herrera School	1350 S. 11th Street	4.22	PK-8	726	B-
Skyline Prep High School	7500 N 40th Street	3.01	9-12	130	A-
Sonoran Science Academy - Phoenix	4837 E. McDowell Road	3.11	K-12	253	B
South Mountain High School	5401 S 7th Street	4.62	9-12	1729	C-
South Phoenix Prep and Arts Academy	4039 E Raymond Street	0.71	K-4	292	B
South Valley Prep and Arts School	4039 E Raymond Street	0.71	5-8	201	D+
StarShine Academy	3535 East Mcdowell Road	4.3	K-12	428	D+
Student Choice High School	1833 N. Scottsdale Road	4.07	9-12	125	C
Supai Middle School	6720 East Continental	3.9	7-8	726	C
SySTEM Phoenix	1301 East Almeria Road	4.93	6-12	0	
T G Barr School	2041 East Vineyard	3.79	K-8	524	C-
TAPBI	500 West Guadalupe Road	4.54	9-12	0	NR
Tavan Elementary School	4610 E. Osborn	4.72	PK-5	766	B-
Tempe Academy of International Studies	2250 S.College Ave	3.25	6-6	84	
McKerny Campus					
Tempe High School	1730 S. Mill Ave.	2.87	9-12	1467	A-
Tempe Preparatory Academy	1251 E. Southern Ave	4.43	7-12	247	A
Tempe Preparatory Junior Academy	1251 E. Southern Avenue	4.43	5-8	202	A-
The Paideia Academy of South Phoenix	7777 South 15th Terrace	4.7	K-6	506	D+
Thomas A Edison School	804 N. 18th Street	4.05	PK-8	637	C
Tonalea Elementary School	7501 E Oak Street	4.74	PK-6	457	B-
Whittier Elementary School	2000 N. 16th Street	4.83	PK-8	503	C
William T Machan Elementary School	2140 E. Virginia Ave.	4.7	K-8	0	C
Wilson Elementary School	2929 E Fillmore St	2.9	4-8	647	B
Wilson Primary School	415 N. 30th Street	2.81	K-3	631	B-
Wood School	727 W Cornell Dr	4.1	PK-5	615	C+
Yavapai Elementary School	701 North Miller Road	4.71	PK-6	477	B-

Private

Name	Address	Distance	Grades	Students	ADE Grades
Abiding Savior School	515 E Continental Dr	3.18	K	17	
Banner Children's Academy	1410 W. 10th Place	3.18	4-12	28	
Bethany Christian School	6304 South Price Road	3.18	K-8	173	
Bethany Learning Center	6240 S Price Rd	3.18	PK-K	213	
Dayspring Preschool & Kindergarten	1365 E Elliot Road	3.18	NS-K	152	
Emmanuel Lutheran School	715 W Southern Ave	3.18	PK-8	129	
Gethsemane Lutheran School	1035 E Guadalupe Rd	3.18	PK-8	219	
Giving Tree Montessori Private School	2222 S Price Rd Building B	3.18	K	15	
Grace Community Christian School	1200 E Southern Avenue	3.18	PK-8	302	
Joyful Beginnings Academy	9325 S Rural Rd	3.18	K	53	
McNair KinderCare	1773 East McNair Drive	3.18	NS-PK	0	
Mill Avenue Preschool	4431 S Mill Ave	3.18	PK-K	0	
Our Lady Of Mount Carmel School	2117 S Rural Rd	3.18	KG-8	427	
Phoenix Metro Islamic School	125 E 6th St Ste 7	3.18	K-9	163	
St. James Preschool	975 E Warner Road	3.18	NS-PK	30	

The French American School Of Arizona

2222 S Price Rd

3.18

PK-1

18

Local Business

Radius: 3 miles

Eating - Drinking

Name	Address	Distance	Description
Tempe Mission Palms Hotel and Conference Center	60 East 5th Street, Tempe	2.85	Lodging
Barrio Cafe	3400 East Sky Harbor Boulevard Terminal 4, Phoenix	1.11	Restaurant
Wendy's	3400 East Sky Harbor Blvd Terminal 4, Phoenix	1.17	Restaurant
Ruby Tuesday	4415 East Monroe Street, Phoenix	1.95	Bar
Top of the Rock Restaurant	2000 West Westcourt Way, Tempe	1.54	Restaurant
Boulders On Broadway	530 West Broadway Road, Tempe	2.51	Bar
McDonald's	3400 East Sky Harbor Boulevard, Phoenix	1.16	Cafe
The Stockyards Steakhouse	5009 East Washington Street #115, Phoenix	1.87	Bar
Cornish Pasty Co	960 West University Drive #103, Tempe	2.08	Bar
P.F. Chang's	740 South Mill Avenue #140, Tempe	2.74	Meal takeaway
Christie's Cabaret Phoenix	44 North 32nd Street, Phoenix	2.44	Night club
Casey Moore's Oyster House	850 South Ash Avenue, Tempe	2.61	Bar
Macayo's Depot Cantina	300 South Ash Avenue, Tempe	2.61	Bar
Oregano's Pizza Bistro	523 West University Drive, Tempe	2.37	Restaurant
The Barbecue Company Grill and Catering	4636 South 36th Street, Phoenix	1.54	Restaurant
Pita Jungle - Tempe	4 East University Drive, Tempe	2.78	Bar
Taco Nazo	1405 West Southern Avenue, Tempe	2.54	Restaurant
House of Tricks	114 East 7th Street, Tempe	2.92	Bar
PHX Beer Co. Brewery + Taproom	3002 East Washington Street, Phoenix	2.51	Bar
Which Wich Superior Sandwiches	222 South Mill Avenue Suite 125, Tempe	2.79	Restaurant
Shopping			
Name	Address	Distance	Description