

TIGER INDUSTRIAL PARK

4857 W Van Buren St, Phoenix, AZ 85043

Industrial / Office Flex Space



SITE SOURCE

CAMCRE.

HORTH HONG
480.426.1670
hhong@camcre.com

2701 E. CAMELBACK RD., #170, PHOENIX, AZ 85016 | 602.489.7990 | WWW.CAMCRE.COM



PROPERTY SUMMARY

AVAILABLE (UPSTAIRS UNITS): ±3,064 up to ±10,748 SF

- Suite 200: ±3,353 SF
- Combined ±7,648 SF: 24' ceiling height warehouse/work-space with rollup door
 - Suite 250: ±3,064 SF (2nd Floor)
 - Suite 250: ±4,620 SF (1st Floor)
- \$22 PSF + NNN (\$3.50 PSF)
 - Price includes all utilities
- Spaces include furnished cubicles with private workspace, conference room, and individual offices
- Close Proximity to Sky Harbor Airport, I-10 & I-17 Freeway

NEARBY INDUSTRIAL USERS:



TRAFFIC COUNTS

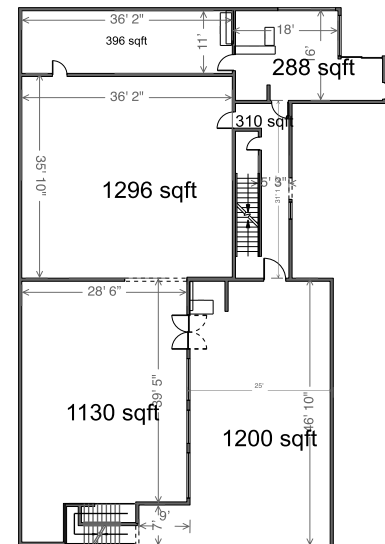
Van Buren St: 21,354 VPD

51st Ave: 33,361 VPD

SUITE 200



**Suite 250
First Floor
4620 sqft**



**Suite 250
Second Floor
3060 sqft**

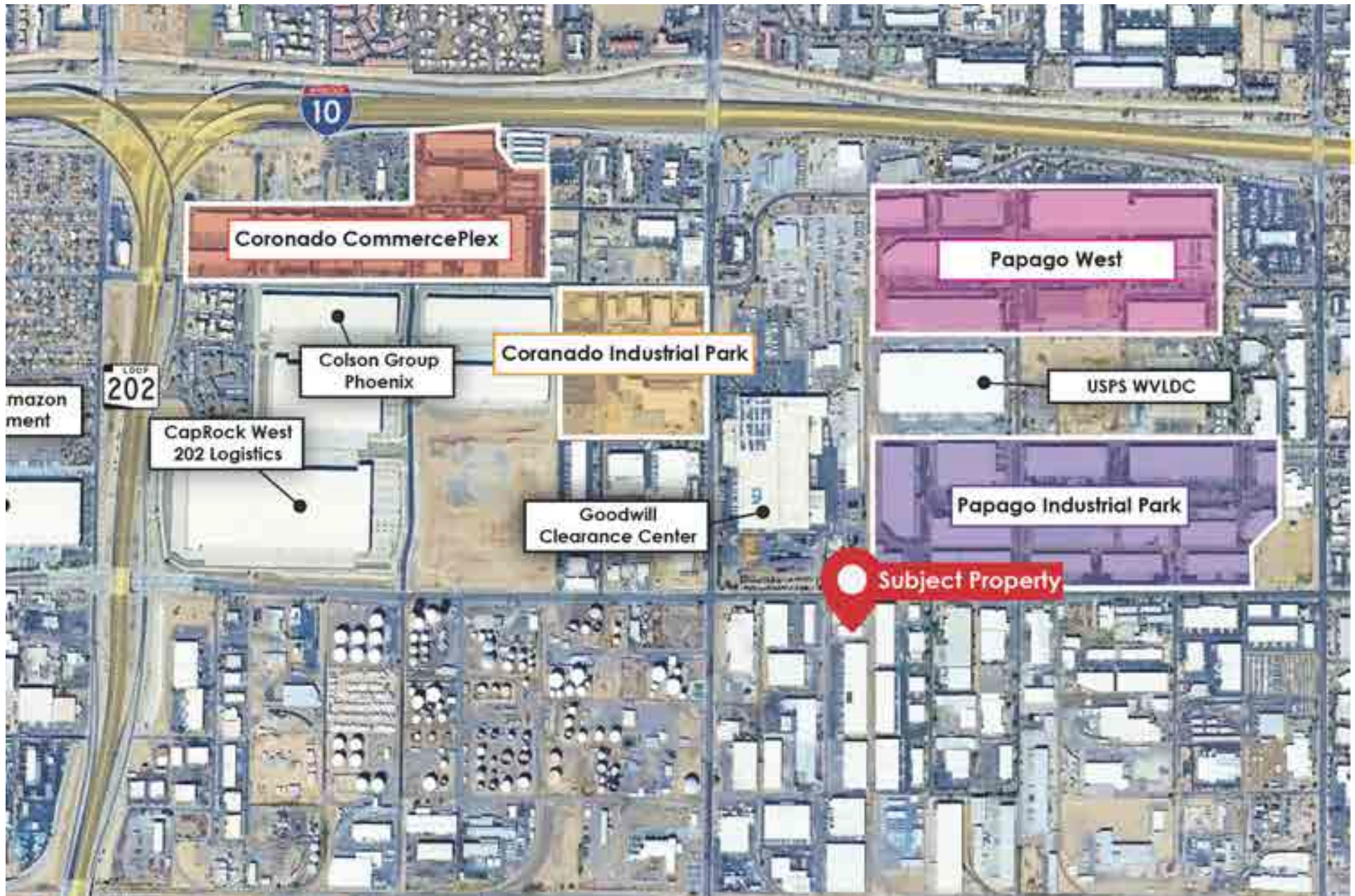


CAMCRE.

HORTH HONG
480.426.1670
hhong@camcre.com

2701 E. CAMELBACK RD., #170, PHOENIX, AZ 85016 | 602.489.7990 | WWW.CAMCRE.COM

NEARBY INDUSTRIAL MAP



CAMCRE.

HORTH HONG
480.426.1670
hhong@camcre.com

2701 E. CAMELBACK RD., #170, PHOENIX, AZ 85016 | 602.489.7990 | WWW.CAMCRE.COM

Suite 250



Suite 250



Suite 200



Suite 200



CAMCRE.

HORTH HONG
480.426.1670
hhong@camcre.com

2701 E. CAMELBACK RD., #170, PHOENIX, AZ 85016 | 602.489.7990 | WWW.CAMCRE.COM



Rear Parking



Kitchen (250)



Rollup Door (250)



Warehouse

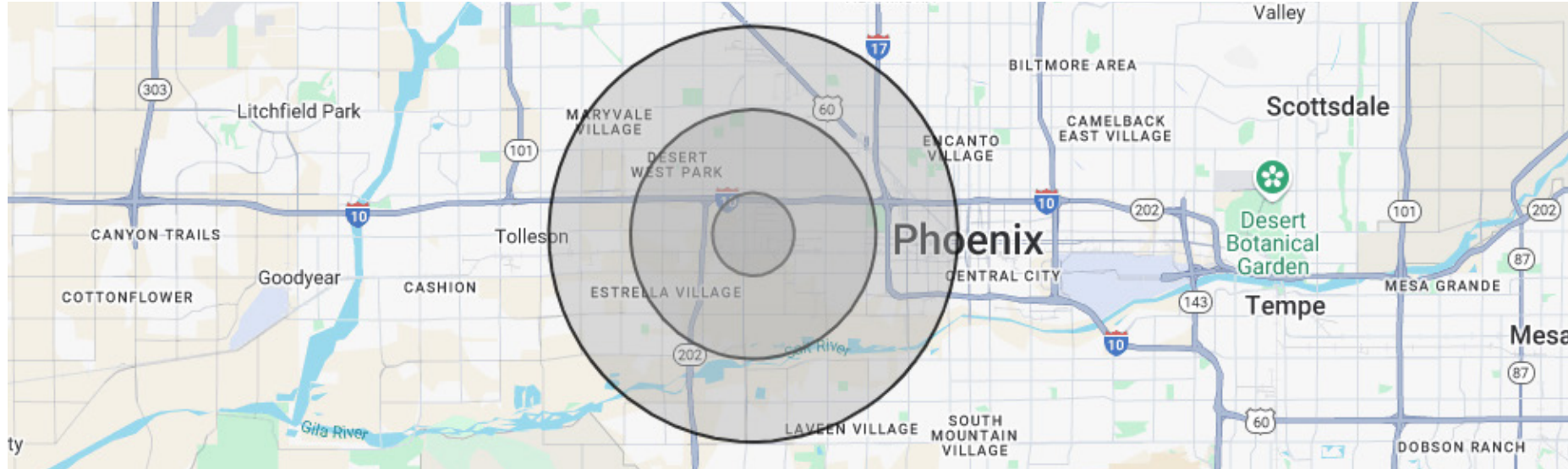


CAMCRE.

HORTH HONG
480.426.1670
hhong@camcre.com

2701 E. CAMELBACK RD., #170, PHOENIX, AZ 85016 | 602.489.7990 | WWW.CAMCRE.COM





DEMOGRAPHICS

POPULATION	2-MILE	5-MILE	10-MILE
2029 Projection	48,088	378,984	1,333,204
Current Year	44,820	352,347	1,231,981
Growth Current Year - 2029	1.5%	1.5%	1.6%
HOUSEHOLDS	2-MILE	5-MILE	10-MILE
2029 Projection	13,859	107,348	446,954
Current Year	12,880	99,549	411,876
Growth Current Year - 2029	1.5%	1.6%	1.7%
INCOME	2-MILE	5-MILE	10-MILE
Avg Household Income	\$56,940	\$67,675	\$79,192
Median Household Income	\$45,290	\$52,621	\$59,967

CONFIDENTIALITY STATEMENT 2025 Capital Asset Management, LLC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

CAMCRE.

HORTH HONG
480.426.1670
hhong@camcre.com

2701 E. CAMELBACK RD., #170, PHOENIX, AZ 85016 | 602.489.7990 | WWW.CAMCRE.COM