



**2150 E RIO SALADO PKWY, TEMPE, AZ 85281**

## INDUSTRIAL BUILDING & YARDS FOR LEASE

THE **LEROY BREINHOLT** TEAM

**Kelli Jelinek**  
 D 480.214.1109  
 M 480.369.7872  
 kjelinek@cpiaz.com

**Cory Sposi**  
 D 480.621.4025  
 M 480.586.1195  
 csposi@cpiaz.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

06 18 26

### PROPERTY FEATURES

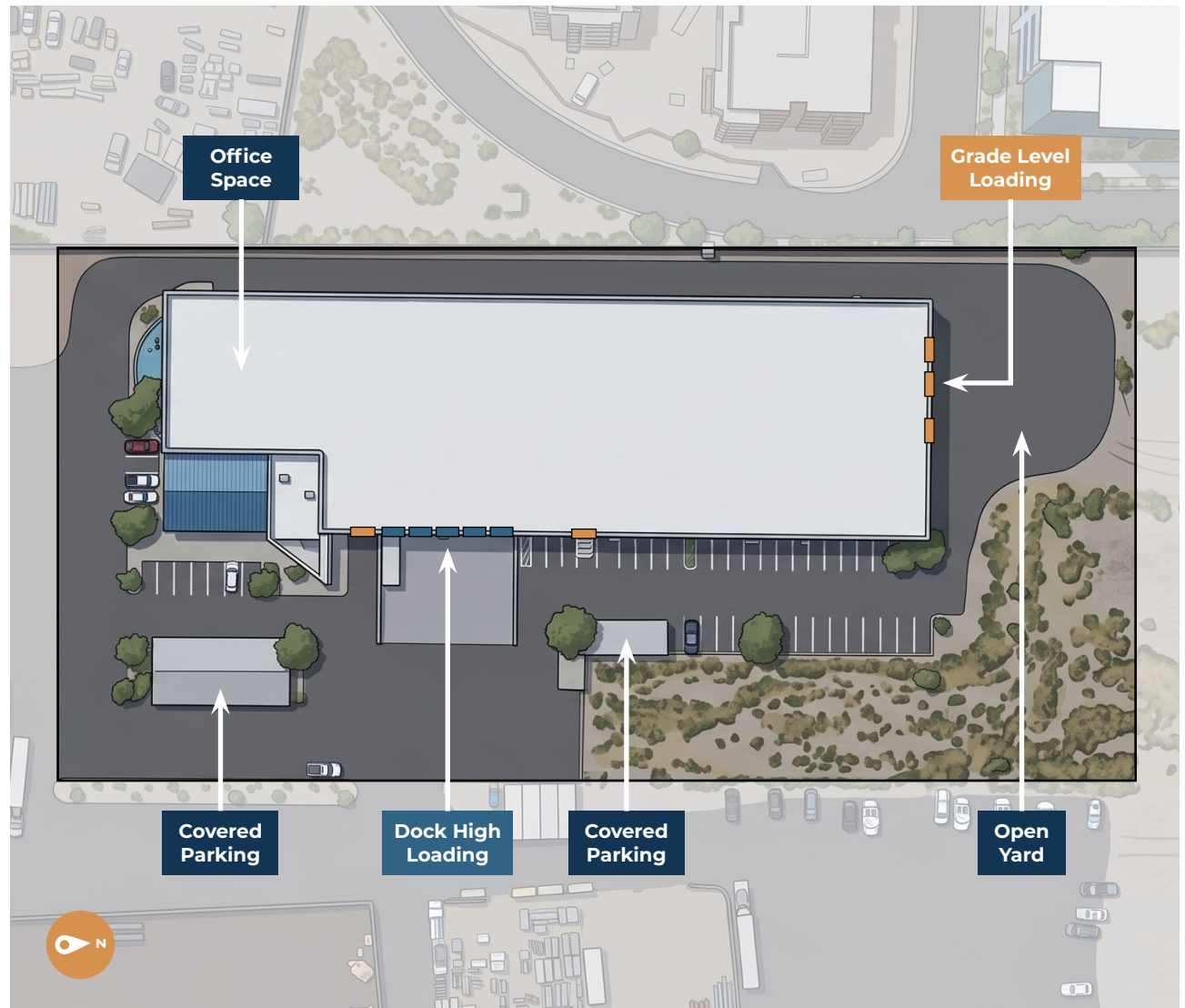
- 50,220 SF Single-Tenant Industrial Building
- Adjacent Yards Can be Included or Leased Separately
- Strategically located with easy access to the Loop 101 & Loop 202 Freeways
- Dock-High & Grade-Level Loading
- 24' Clear Heights
- Heavy Power + Backup Diesel Generator (serviced annually)
- I-2 Zoning





## INDUSTRIAL BUILDING

Address	2150 E Rio Salado Pkwy Tempe, AZ 85281
Building Size	±50,220 SF (±10,250 SF Office & ±39,750 SF Warehouse)
Year Built	1997
Tenancy	Single Tenant
Zoning	I-2
Yard	IOS Options Available (see following page for details)
Clear Height	24'
Warehouse A/C	EVAP Cooled
Grade Level Doors	4
Loading Docks	5
Power	Heavy Power
Redundant Power	Diesel Generator (serviced annually)
Parking	60 Spaces (Covered Parking Available)
Office Layout	Reception, 6 Offices, 2 Conference Rooms, Break Room, 3 Bull Pens, & 6 Restrooms



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Locally Owned. Globally Connected. CORFAC

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301  
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## \*AVAILABLE FOR LEASE

Size	Type	Status
±70,292 SF	Fenced Yard	LEASED
±25,600 SF	Fenced Yard	LEASED
±29,200 SF	Fenced Yard	LEASED
±33,950 SF	Fenced Yard	LEASED
±10,000 SF	Fenced Yard	LEASED
<b>±10,000 SF</b>	<b>Fenced Yard</b>	<b>AVAILABLE</b>
<b>±100,191 SF</b>	<b>Fenced Yard</b>	<b>AVAILABLE</b>
<b>±58,130 SF</b>	<b>Fenced Yard</b>	<b>AVAILABLE</b>
±50,927 SF	Building & Yard	LEASED
<b>±160,878 SF</b>	<b>Building &amp; Yard</b>	<b>AVAILABLE</b>

### \*Contact Brokers for More Information:

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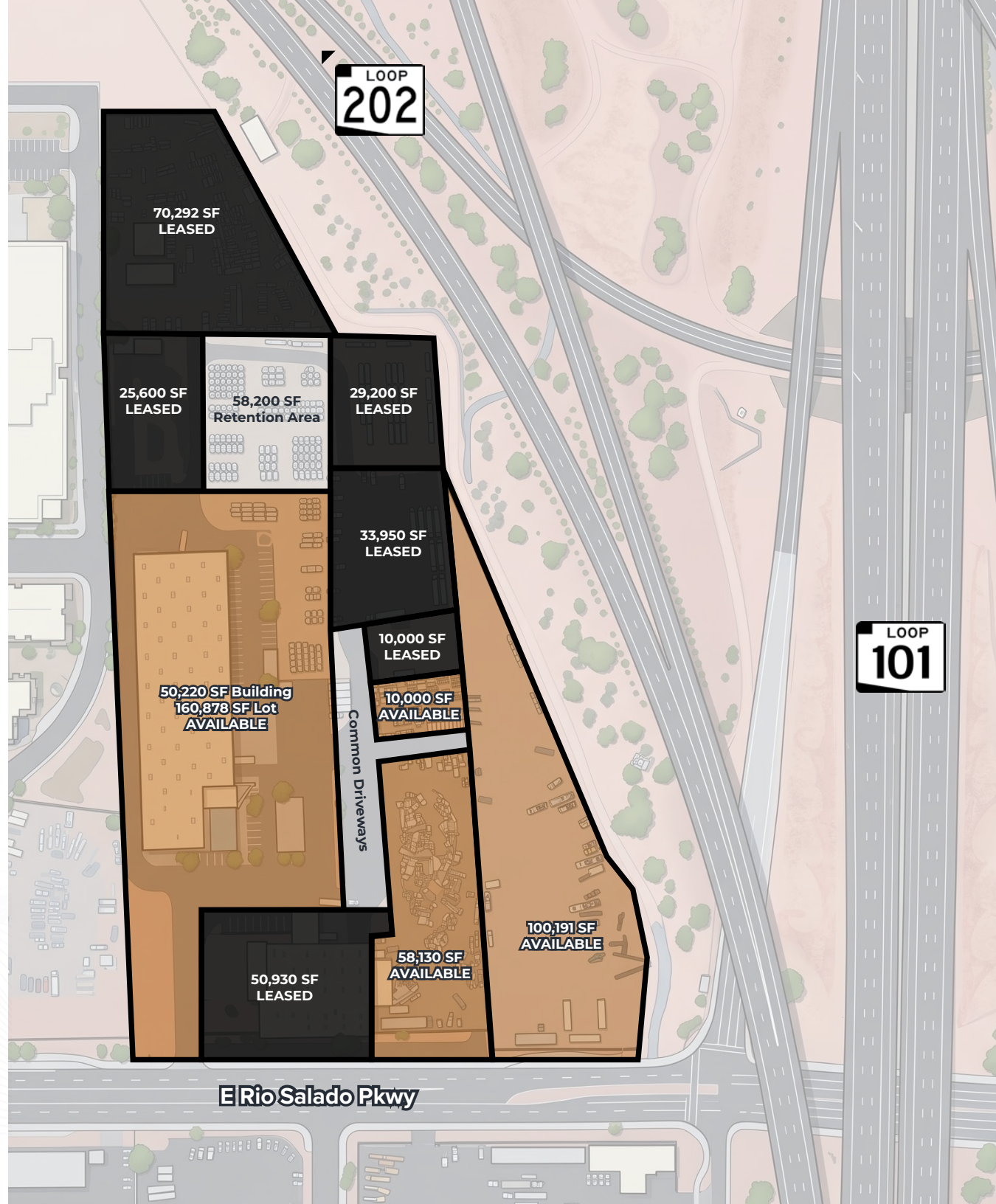
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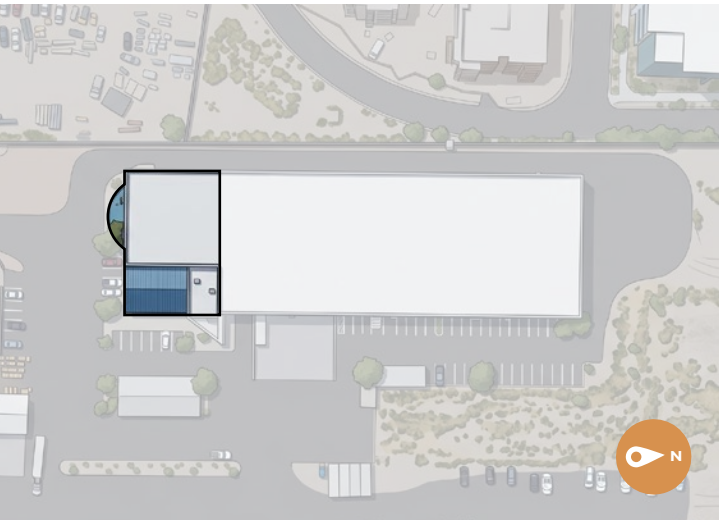


**E Rio Salado Pkwy**



## OFFICE LAYOUT

- Reception
- 6 Offices
- 2 Conference Rooms
- Break Room
- 3 Bull Pens
- 6 Restrooms



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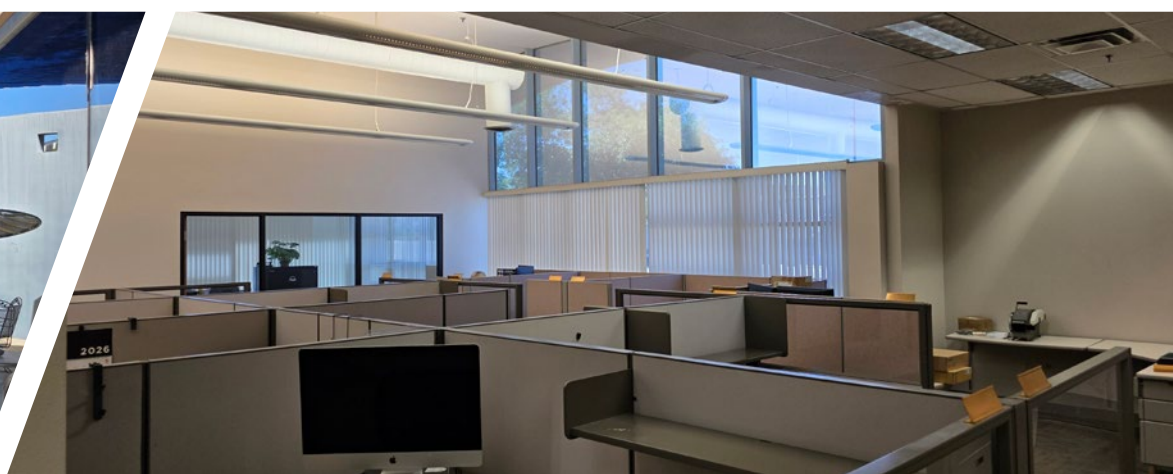
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**ASU** Arizona State University

**PHX**  
PHOENIX SKY HARBOR  
INTERNATIONAL AIRPORT

· TEMPE ·  
MARKETPLACE

LOOP  
202

**SITE**

E Rio Salado Pkwy

LOOP  
101

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## AREA OVERVIEW

- Centralized location in Tempe, Arizona
- Easy access to the Loop 101 Fwy via E University Dr
- Down the street from Tempe Marketplace
- Close proximity to Arizona State University and Sky Harbor International Airport
- ~ 20 minute drive to Downtown Phoenix



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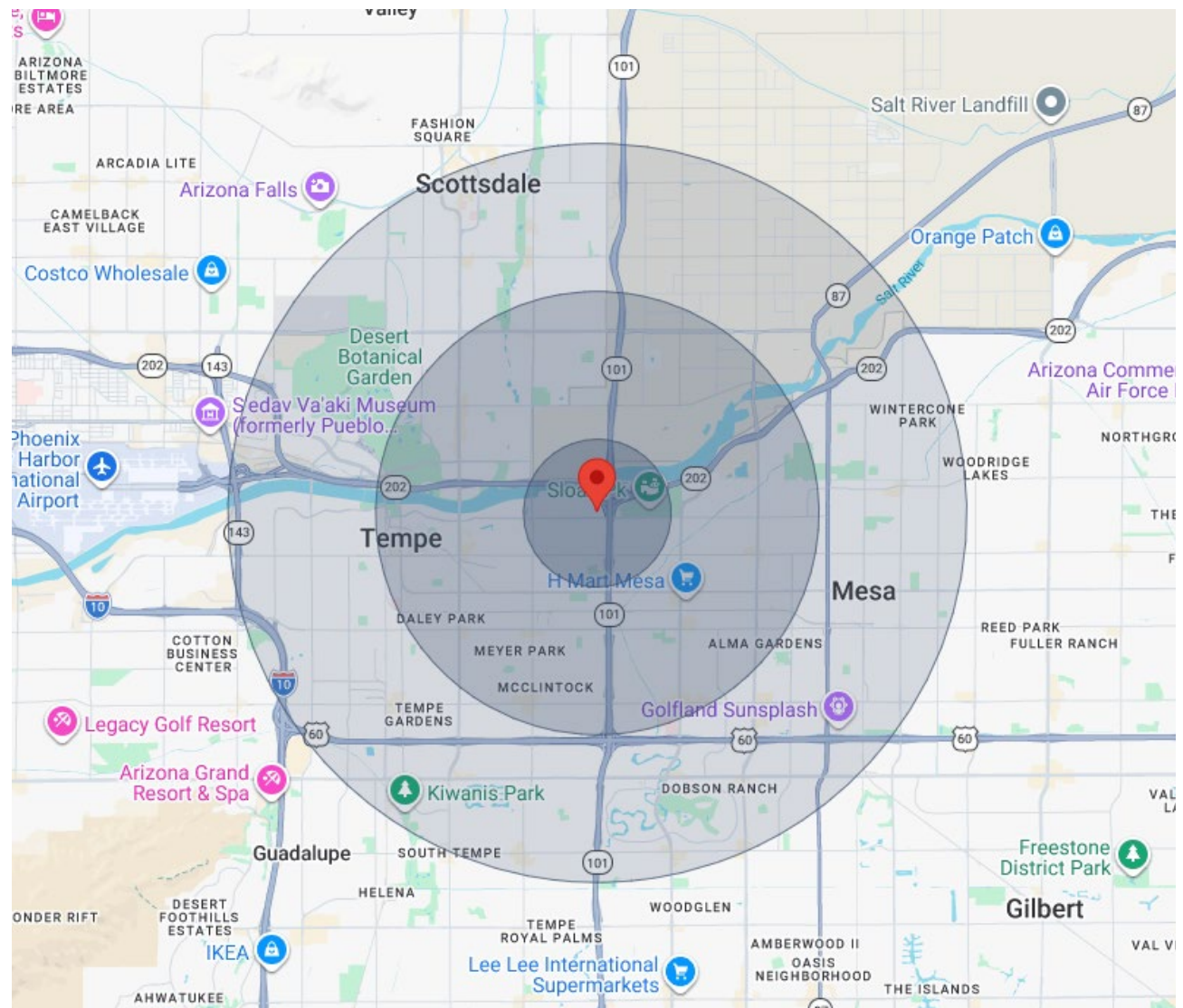
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## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 Population	10,285	147,250	370,508
Annual Growth 2020 - 2025	3.2%	1.3%	1.4%
2025 Households	4,747	61,901	156,720
Median Age	31.7	31.8	33.7
Bachelor's Degree or Higher	35%	37%	35%
Avg HH Income	\$85,679	\$83,672	\$91,377
Total Consumer Spending	\$128.5M	\$1.7B	\$4.5B
Daytime Employment	8,971	103,912	247,339
Businesses	769	7,128	21,534
Median Home Value	\$306,870	\$409,501	\$440,151
Median Year Built	1993	1982	1980



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