



# CARLETON BUSINESS PARK II

4625-4685 S Ash Ave  
Tempe, AZ

A Four-Building, Multi-Tenant Industrial Park



## FOR LEASE

±3,691 - 6,101 SF Available

# PROPERTY FEATURES



±120,429 SF in Four Buildings



3.5/1,000 Parking Ratio



14' Clear Height



Evaporative & Air Conditioned Space



Immediate Access to US 60



Grade Level Doors



Zoned GID



**CARLETON  
BUSINESS PARK II**



# CARLETON BUSINESS PARK II

4625-4685 S Ash Ave  
Tempe, AZ



4665

±27,518 SF

**AVAILABLE**

Suite G-3/4 ±3,691 SF

4685

±23,377 SF

0 SF Available

4645

±23,377 SF

0 SF Available

4625

±46,157 SF

**AVAILABLE**

Suite J-14 ±6,101 SF



### Floor Plan



### Property Features

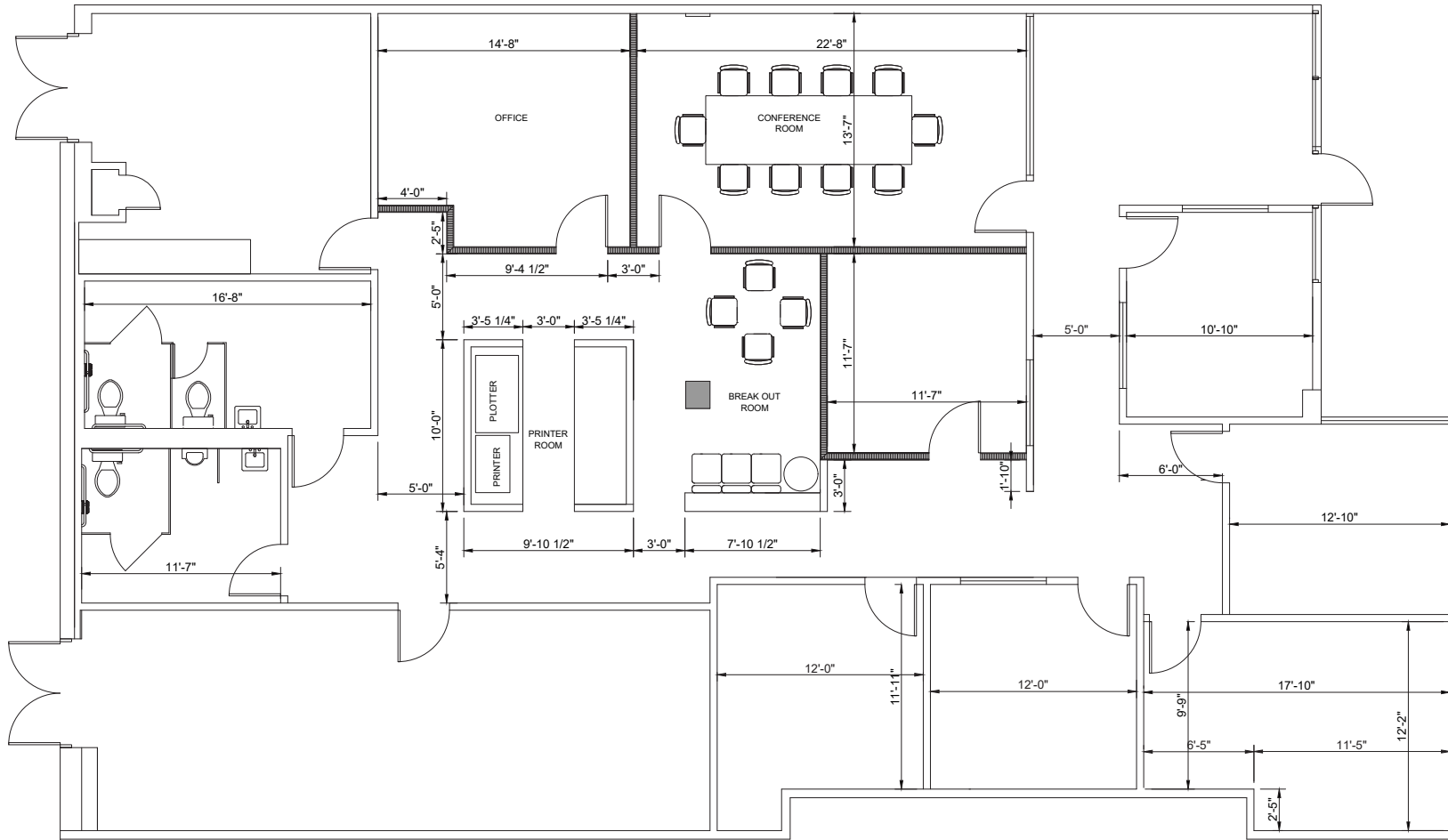
- Suite J-14: ±6,101 SF
- 100% A/C
- ±14' clear height
- One (1) grade doors
- 200 amps 208/120v
- Parking Ratio: 3.5/1,000
- Immediate access to US-60
- Zoned GID
- Lease Rate: \$1.40/SF MG



Not to scale



**Floor Plan**



**Property Features**

- Suite G-3/4: ±3,691 SF
- 100% A/C
- ±14' clear height
- One (1) grade doors
- 200 amps 208/120v
- Parking Ratio: 3.5/1,000
- Immediate access to US-60
- Zoned GID
- Lease Rate: \$1.40/SF MG



Not to scale