

SKY HARBOR LANDING



2405 W UNIVERSITY DR | 912 S PARK LN | 918 S PARK LN | TEMPE | ARIZONA | 85281

FOR MORE INFORMATION:

GOLDEN ST. JOHN

602.692.7615

golden@vantage-commercial.com

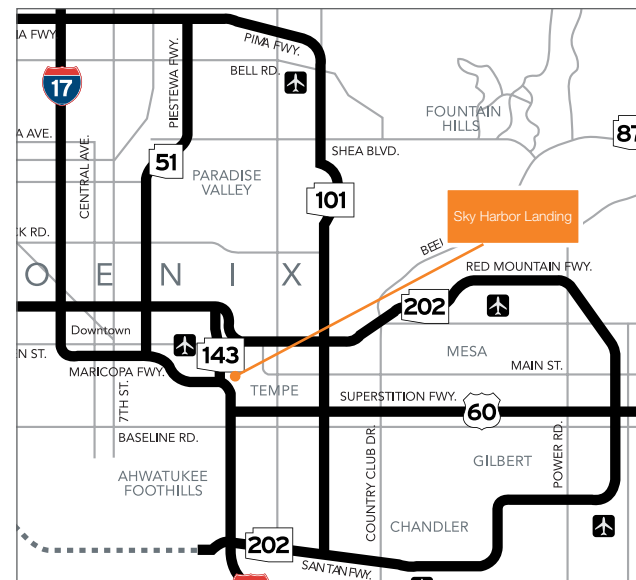
VANTAGE COMMERCIAL

Scottsdale, AZ 85258

www.vantage-commercial.com

PROPERTY FEATURES

- Spec Suites Available for immediate occupancy
- Each Suite contains Grade Level (12'x14' or 10'x12') and Truckwell / Dock High (8'x10') Doors
- Large Truck Court with excellent maneuverability
- 14' - 20' Warehouse Clear Heights
- GID Zoning, City of Tempe - Fully Sprinklered
- 120/208v, 3 phase - SRP
- 1.10/1,000 parking ratio
- 3 Minutes from Phx Sky Harbor Airport
- NNN Lease (Current Estimate: \$0.30/SF)

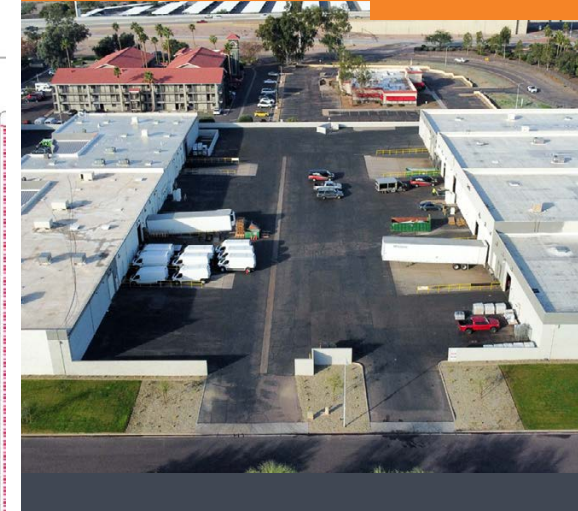
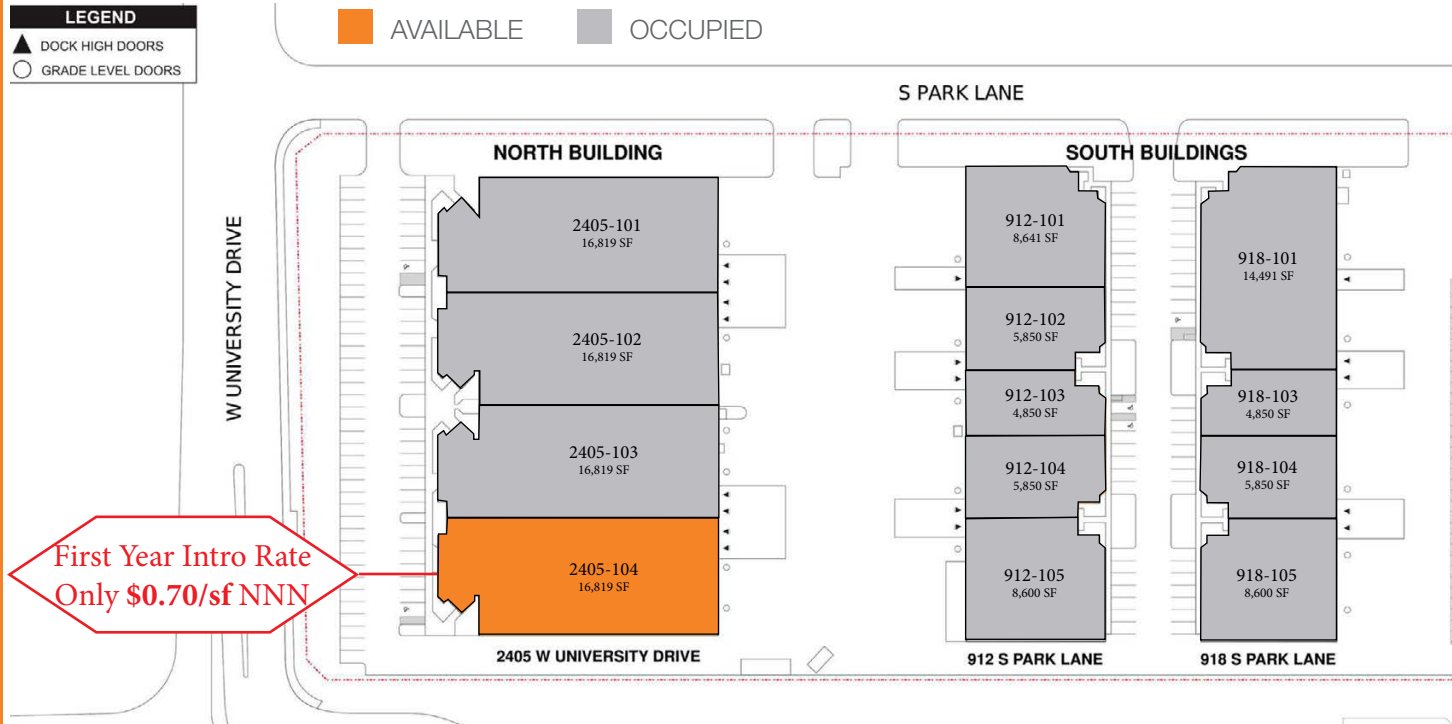


The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Broker or landlord makes no representation as to the environmental condition of the property and recommends tenant's independent investigation.



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SITE PLAN



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AVAILABILITIES

SUITE	SF	RATE (\$0.30 NNN)	BUILDOUT	NOTES	360° VIRTUAL TOUR
2405 - 104	16,819	\$0.70 (Intro Rate)	12%: *SPEC SUITE* Atrium Lobby, 4 Offices, Conf. Room, Break Room, 3 Restrooms. *SPECIAL* FIRST YEAR 50% OFF INTRO RATE!	Evap Warehouse 15' - 16' Clear Height (2) 12x14 Grade & (2) 8x10 Docks	360° VIRTUAL TOUR

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2405 W UNIVERSITY DR, SUITE 104



FIRST YEAR INTRO RATE - \$0.70/SF

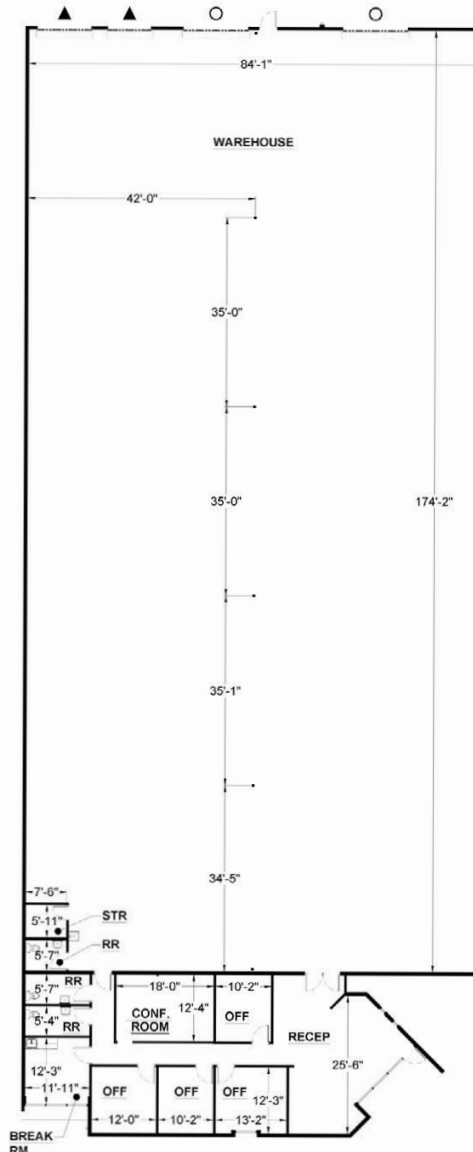
SUITE DATA:

OFFICE	2,031 SF
WAREHOUSE	14,788 SF
TOTAL	16,819 SF
CLEAR HEIGHT	15'-6" - 16'-6"
O GRADE LEVEL DOORS	2
▲ DOCK HIGH DOORS	2

SITE KEY PLAN:



BUILDING KEY PLAN:



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PHOTOS



VIRTUAL TOUR

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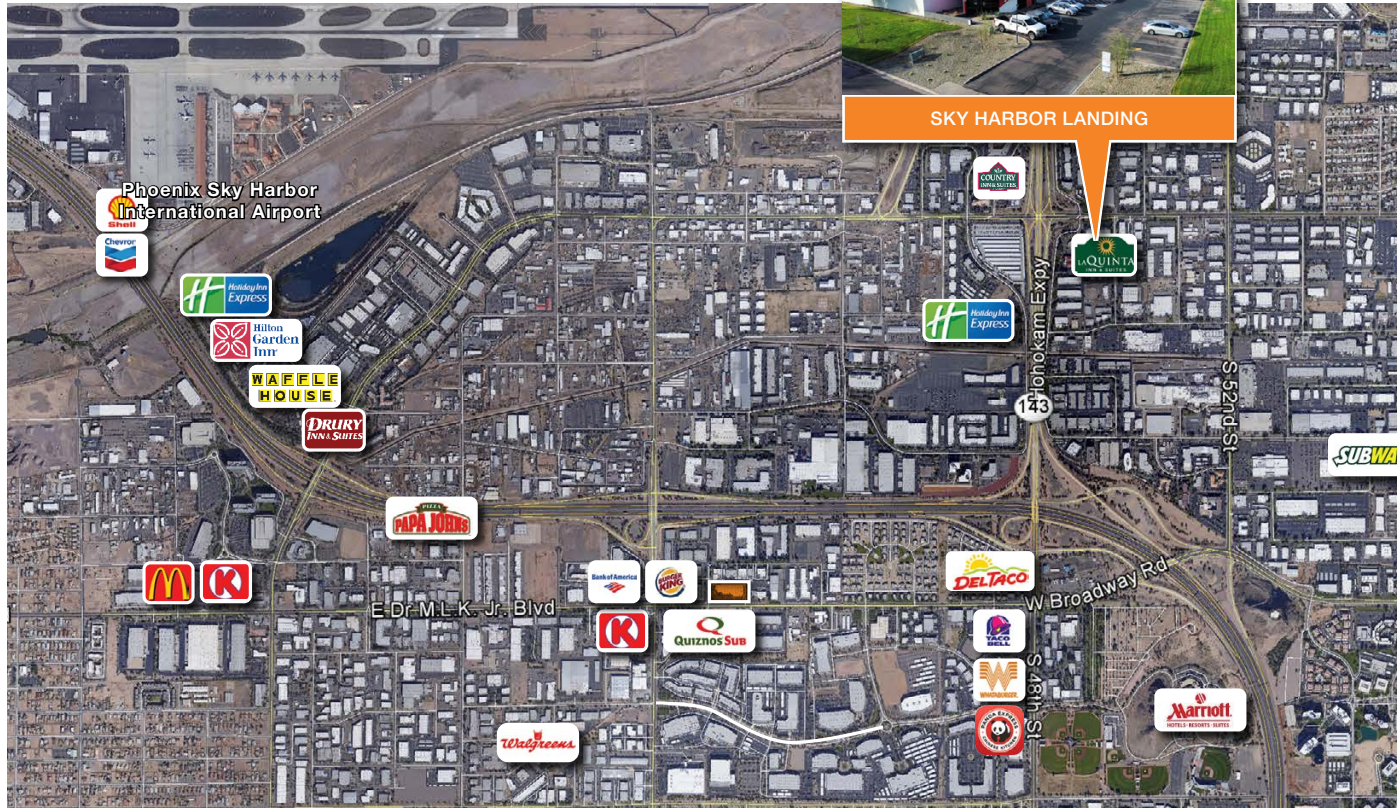
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VANTAGE
COMMERCIAL

AMENITIES & IMPROVEMENTS



Sky Harbor Airport
Subway
Rally's Hamburgers
Dunkin Donuts
McDonalds
Del Taco

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