

TWINS BUSINESS PARK



1430 - 1638 W 12TH PLACE | TEMPE | ARIZONA | 85281

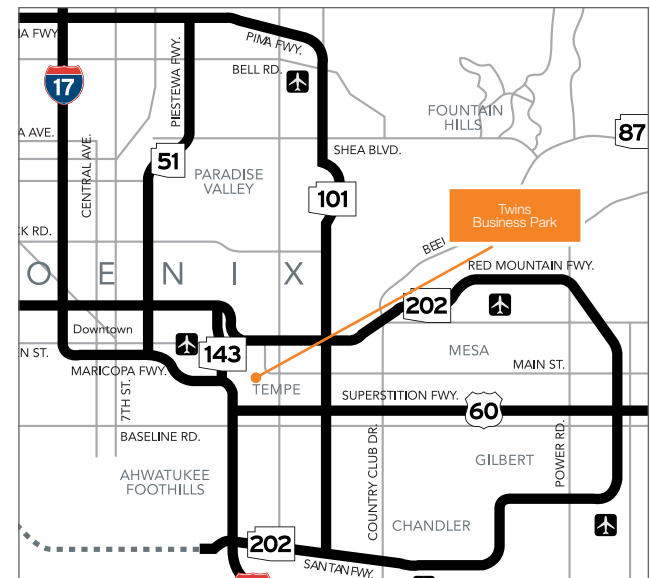
FOR MORE INFORMATION:

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 at least 1 Grade Level (10'x12') and 1 Truckwell / Dock High (8'x10') Door
- Large Truck Court with excellent maneuverability
- Minimum 15' Warehouse Clear Height
- GID Zoning, City of Tempe
- 120/240v, 3 phase - SRP
- 2.0/1,000 parking ratio
- Frontage on 12th Place with direct signage visibility
- 2026 NNN: \$0.29/SF (CAM - \$0.17, TAX - \$0.08, INS - \$0.04)



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.

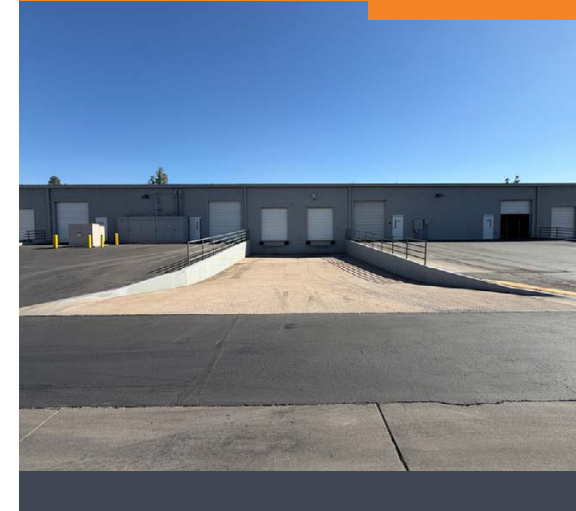
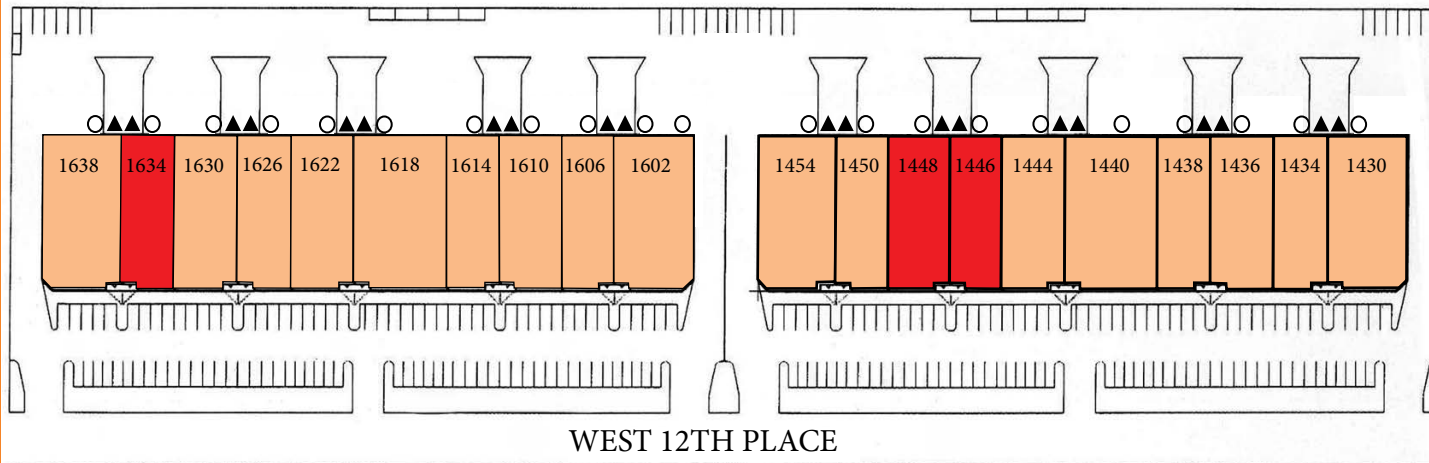


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SITE PLAN



- ▲ DOCK HIGH (8' X 10')
- GRADE LEVEL (10' X 12')



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AVAILABILITIES

■ AVAILABLE ■ OCCUPIED

SUITE	SF	RATE (\$0.29 NNN)	BUILDOUT	NOTES	
1446	4,998	\$1.50	23%: Reception, 3 Offices, Break Room, 2 Restrooms.	Evap Warehouse 17' Clear 600 amps, 120/240v 3p	
1448	5,972	\$1.50	29%: Reception, 4 Offices, Conf. Room, Break Room, 2 Restrooms.	Evap Warehouse 17' Clear 400 amps, 120/240v 3p	
1634	4,912	\$1.50	23%: Reception, 1 Office, Conf. Room, Break Room, 2 Restrooms.	Evap Warehouse 17' Clear 200 amps, 120/240v 3p	

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1446 W 12TH PLACE

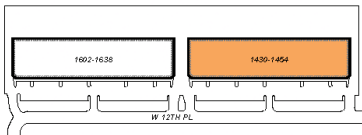


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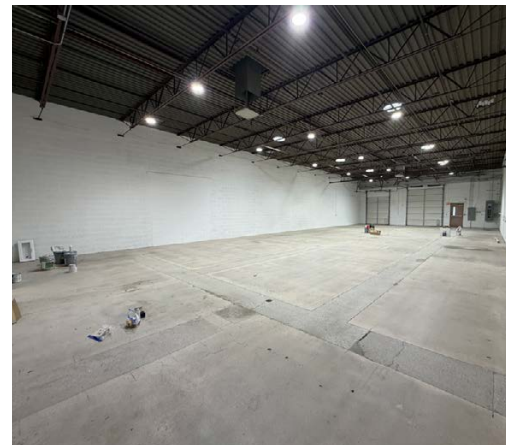
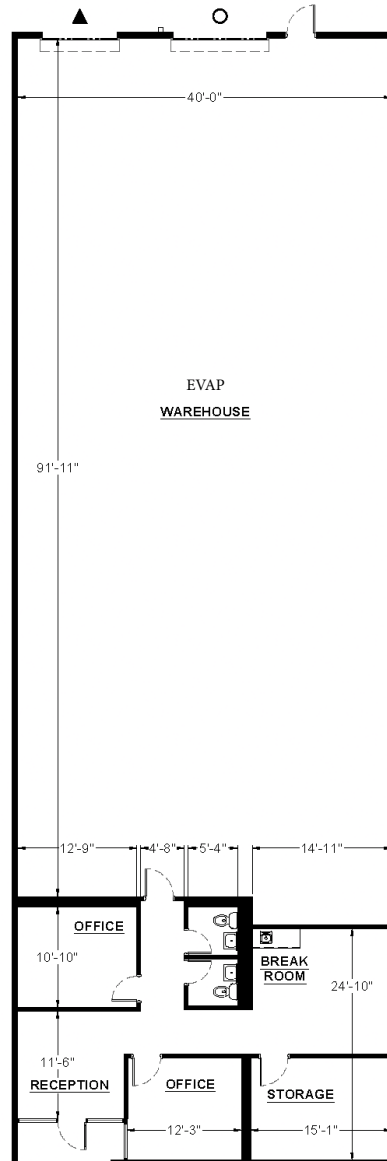
OFFICE	1,180 SF
WAREHOUSE	3,818 SF
TOTAL	4,998 SF

CLEAR HEIGHT	16'-9" - 18'-0"
○ GRADE LEVEL DOORS	1
▲ DOCK HIGH DOORS	1

SITE KEY PLAN:



BUILDING KEY PLAN:



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PHOTOS



360° VIRTUAL TOUR

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1448 W 12TH PLACE



SUITE DATA:

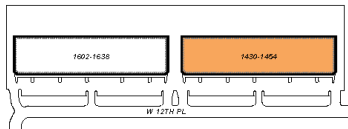
OFFICE	1,730 SF
WAREHOUSE	4,242 SF
TOTAL	5,972 SF

CLEAR HEIGHT 16'-9" - 18'-0"

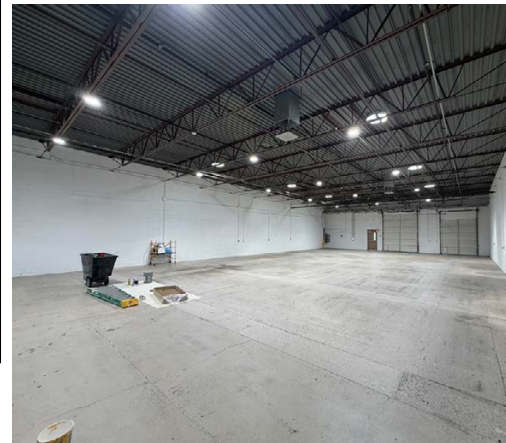
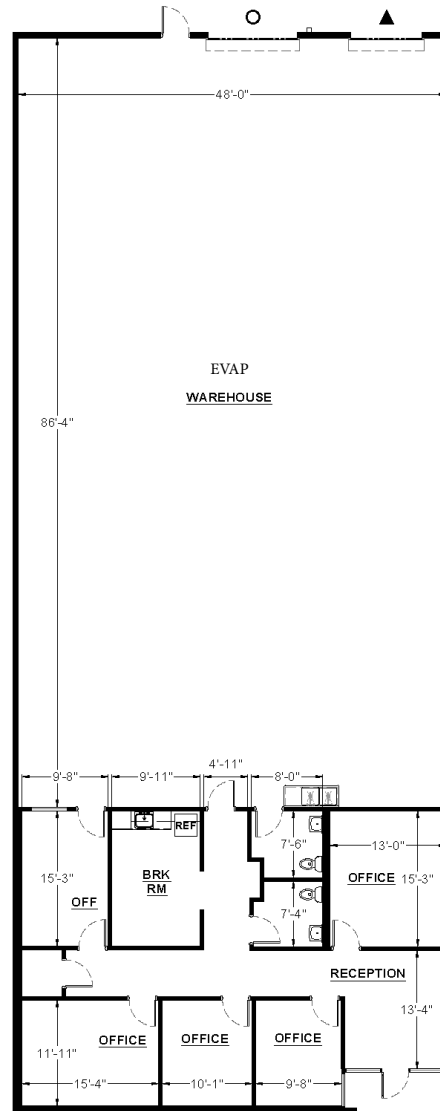
○ GRADE LEVEL DOORS 1

▲ DOCK HIGH DOORS 1

SITE KEY PLAN:



BUILDING KEY PLAN:



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1634 W 12TH PLACE

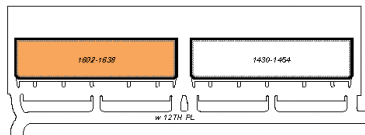


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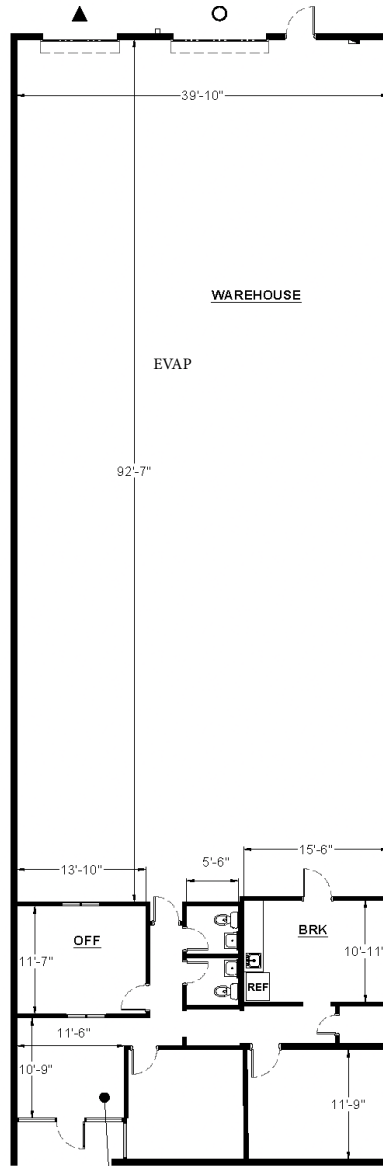
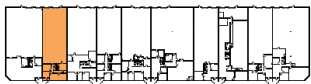
OFFICE	1,135 SF
WAREHOUSE	3,777 SF
TOTAL	4,912 SF

CLEAR HEIGHT	16'-11" - 17'-11"
○ GRADE LEVEL DOORS	1
▲ DOCK HIGH DOORS	1

SITE KEY PLAN:



BUILDING KEY PLAN:



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AMENITIES & IMPROVEMENTS



NEARBY AMENITIES

Starbucks
Subway
Rally's Hamburgers
Dunkin' Donuts
McDonald's
Del Taco

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