

FOR LEASE

7910 S KYRENE RD | ±4,723 SF

8060 S KYRENE RD | ±36,581 SF

OCOTILLO

BUSINESS CENTER

TEMPE, ARIZONA



8150

8060

7970

7910

Availabilities

7910 S KYRENE RD | SUITE 106

AVAILABLE SF ±4,723 SF

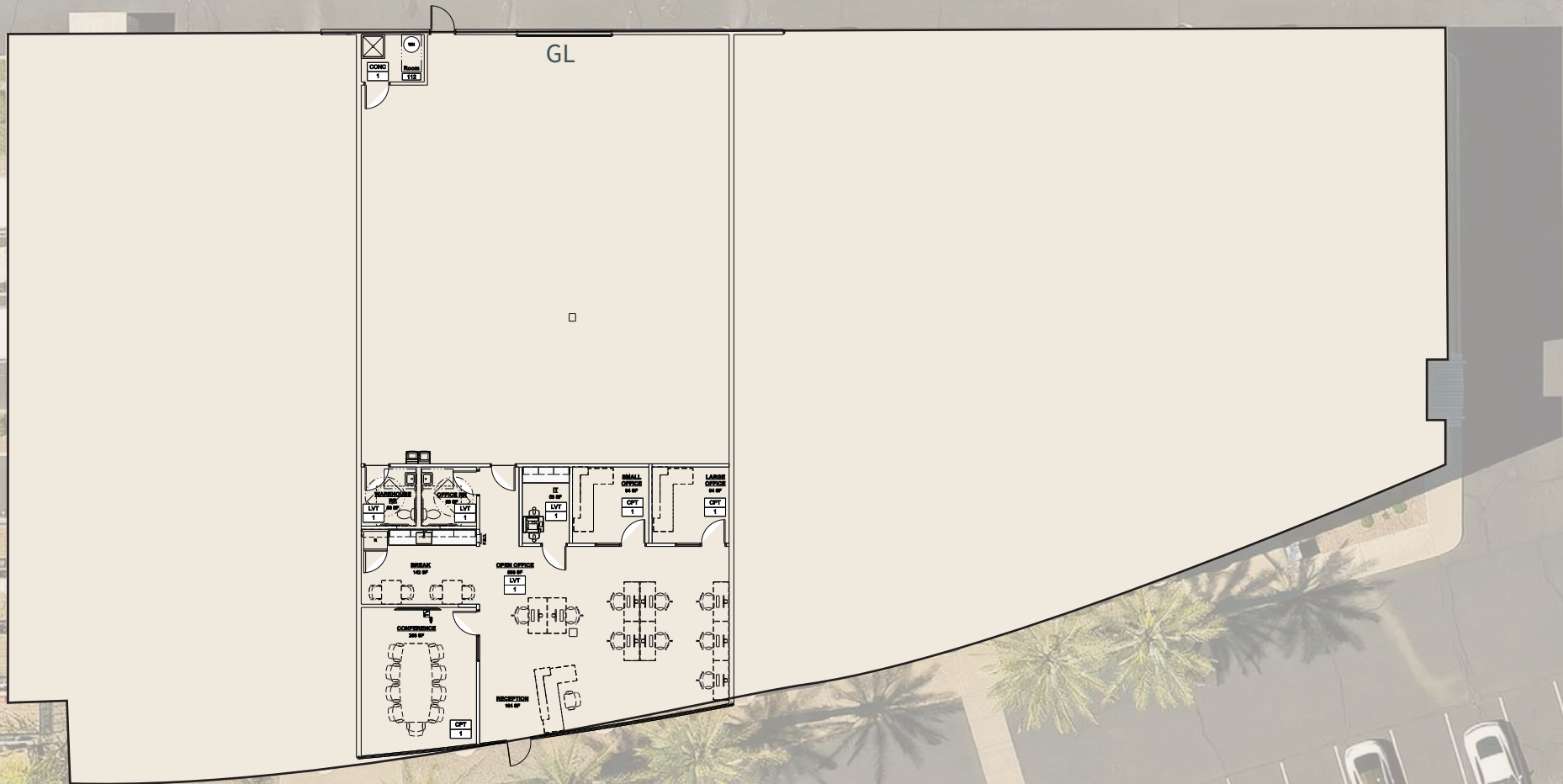
WAREHOUSE SF ±3,169 SF

OFFICE ±1,554 AC

COOLING 100% AC

LOADING Oversized Grade Level Door

CLEAR HEIGHT 24'



Availabilities

8060 S KYRENE RD

AVAILABLE SF ±36,581 SF

CLEAR HEIGHT 24'

POWER 1,000 AMPS

COOLING 100% AC

LOADING Oversized Grade
Level Door

LOADING

TRUCKWELL ●
POTENTIAL FOR TWO (2)
GRADE DOORS ▲

N Not to scale.
All measurements are approximate.





1360


Future Improvements Underway

1 Future Truckwell

2 Walking Trail

3 Landscape Renovations

4 Landscape Renovations

 Not to scale.
All measurements are approximate.



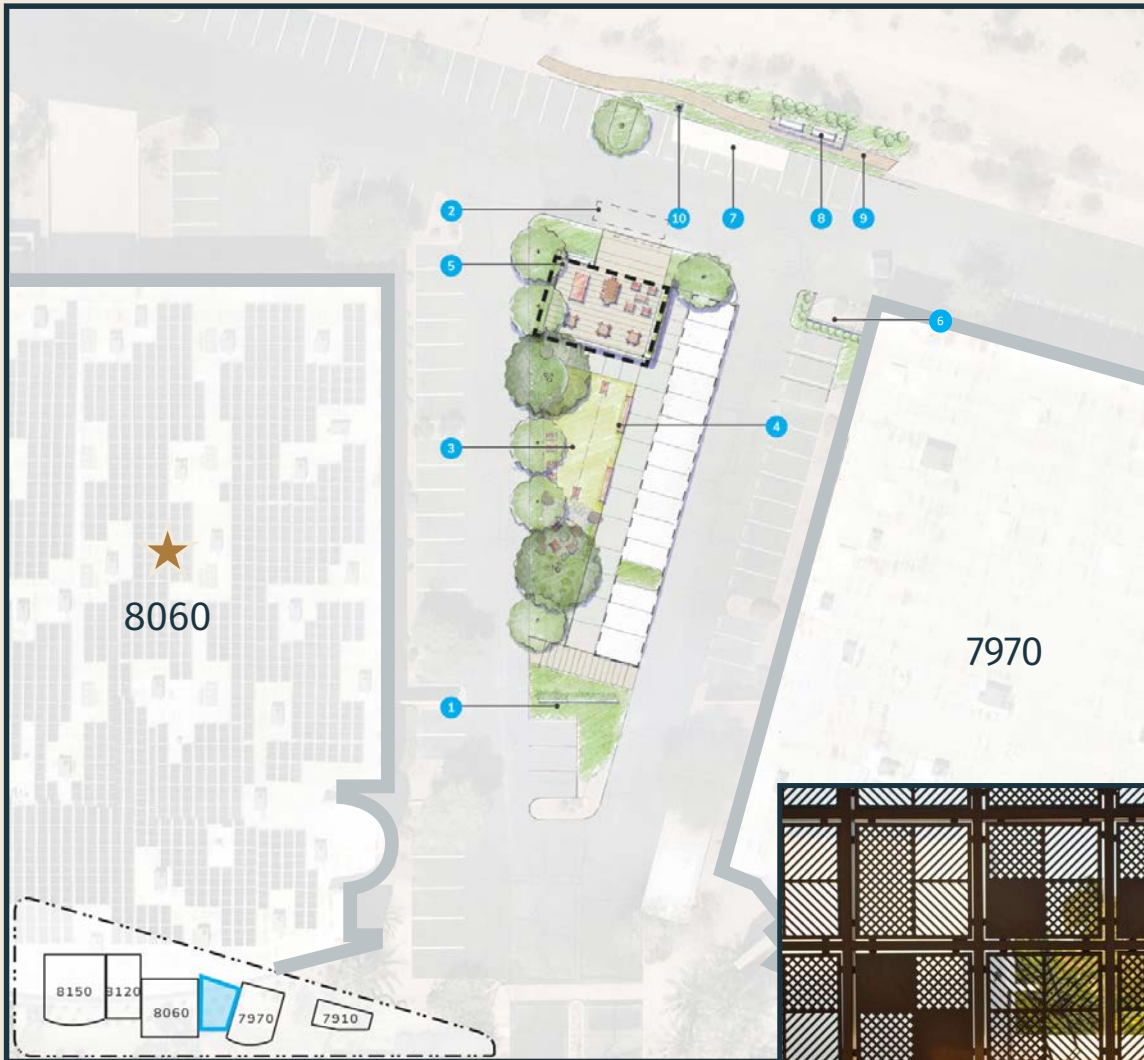


7970

7970

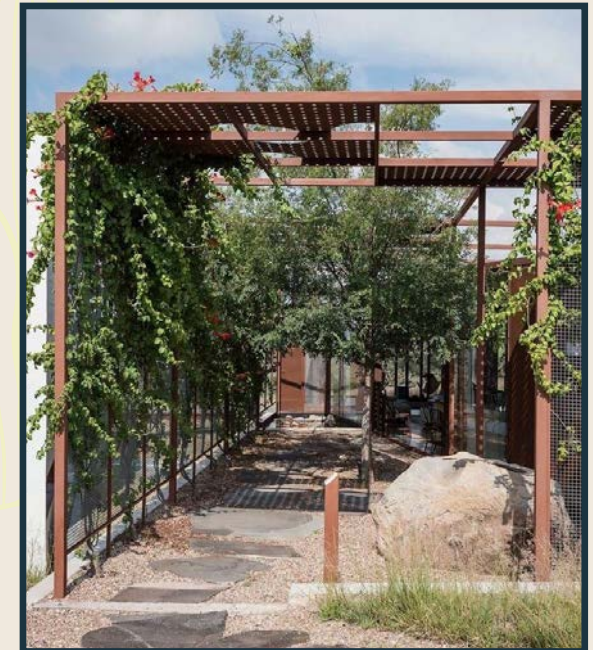


Landscape Renovations



LEGEND

- 1 Existing block wall to be treated with mural
- 2 Food truck parking
- 3 Lawn
- 4 Cast in place concrete wall
- 5 Shade structure
- 6 New trash enclosure
- 7 Relocated container
- 8 Flexi shade structure
- 9 D.G. Loop trail
- 10 Existing light pole





PHOENIX SOUTH MOUNTAIN PRESERVE

Coca-Cola
SWIRE COCA-COLA USA

COSTCO WHOLESALE
THE DUMP
Auto Zone
REP ROBIN
SAJAD

FLOOR DECOR



Walmart
at home
CT
five BEL'W
BOB'S FURNITURE
ROSS

GCG
NEFF POWER
AUTOMATION & FACTORY SOLUTIONS



TEMPE COMMERCE PARK



Better Buzz
SONIC
AUTO PARTS
Big 2K
YES



PIESTEWA PEAK

PHX
PHOENIX SKY HARBOR INTERNATIONAL AIRPORT

concentrix

EXPRESS SCRIPTS

JFC
INTERNATIONAL INC

NEXUS
COMMERCE CENTER

CW
CW Doors

RICOH

ELITE
DELIVERY SERVICES INC

RIVIAN

ABM

ELLIOT ROAD ±32,718 VPD

ELLIOT KYRENE SELF STORAGE

encore

MISSION

ROBERTSON
FUEL SYSTEMS
A HERCULES COMPANY

Southwest
Supply Chain Solutions

VERTEX
CUSTOM SOLUTIONS

Coca-Cola
SWIRE COCA-COLA USA

ROBERTSON
FUEL SYSTEMS
A HERCULES COMPANY

7910

7970

8060

8150

CARVER ROAD

KYRENE ROAD ±44,552 VPD

TRANSCAT
Trust in every measure

PRECISION
TECHNICAL SERVICES

SPEED LIMIT
15
M.P.H.
PRIVATE PROPERTY
NO TRESPASSING
NO PARKING
EXCEPT AS NOTED
CITY OF PHOENIX
CITY CODE, SEC. 33-11

PRIVATE PARKING
OFFICE BUILDING
PATRONS ONLY
VIOLATORS WILL BE
TOWED AWAY
AT OWNER'S EXPENSE
NO PARKING
EXCEPT AS NOTED
CITY OF PHOENIX
CITY CODE, SEC. 33-11





Not to scale.
All measurements are approximate.

PHOENIX

DOWNTOWN
PHOENIX

SKY HARBOR
INTERNATIONAL
AIRPORT

SOUTH MOUNTAIN
PARK



TEMPE

CHANDLER
PAVILIONS
SHOPPING CENTER

COSTCO

TEMPE
AUTOPLEX

ELLIOT RD

OCOTILLO
BUSINESS CENTER

KYRENE ROAD

TEMPE
SPORTS
COMPLEX

CARVER RD

UNION PACIFIC RAILROAD

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