



2150 E RIO SALADO PKWY, TEMPE, AZ 85281

INDUSTRIAL 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

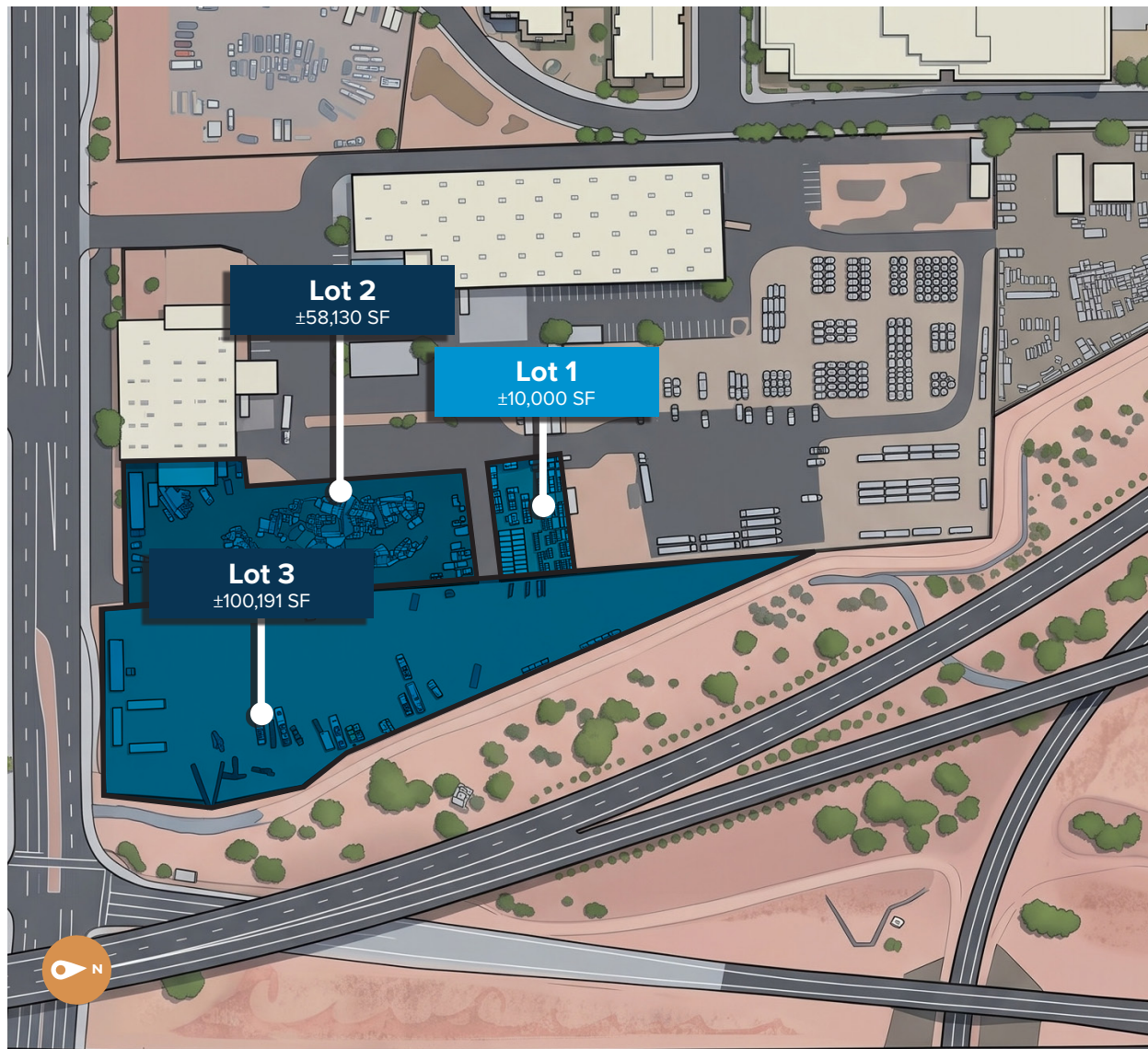
- Yards Can be Included or Leased Separately
- Strategically located with easy access to the Loop 101 & Loop 202 Freeways
- Dock-High & Grade-Level Loading
- 24' Clear Heights
- Heavy Power + Backup Diesel Generator (serviced annually)
- I-2 Zoning





INDUSTRIAL LOTS

Address	2150 E Rio Salado Pkwy Tempe, AZ 85281
Yard/Lot Sizes	±10,000 SF - Lot 1 ±58,130 SF - Lot 2 ±100,191 SF - Lot 3
Year Built	1997
Tenancy	Single Tenant
Zoning	I-2
Yard	IOS Options Available (see following page for details)
Redundant Power	Diesel Generator (serviced annually)
Parking	60 Spaces (Covered Parking Available)



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SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com



*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
±10,000 SF	Fenced Yard	AVAILABLE
±100,191 SF	Fenced Yard	AVAILABLE
±58,130 SF	Fenced Yard	AVAILABLE
±50,927 SF	Building & Yard	LEASED
±160,878 SF	Building & Yard	LEASED

*Contact Brokers for More Information:

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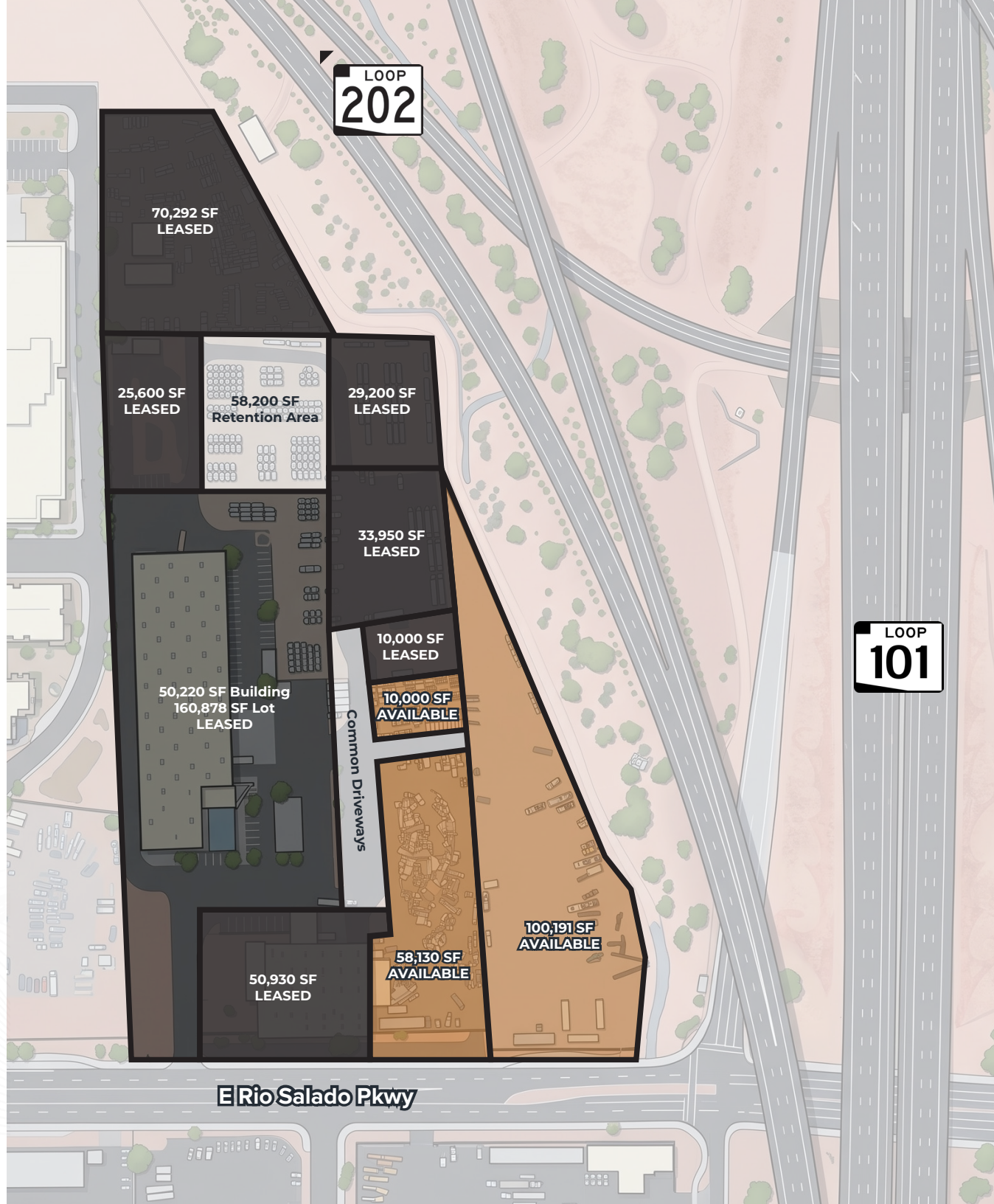
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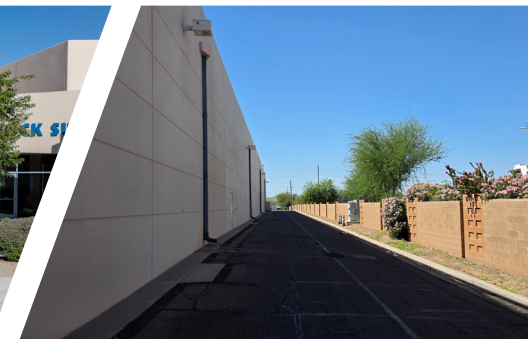
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E Rio Salado Pkwy



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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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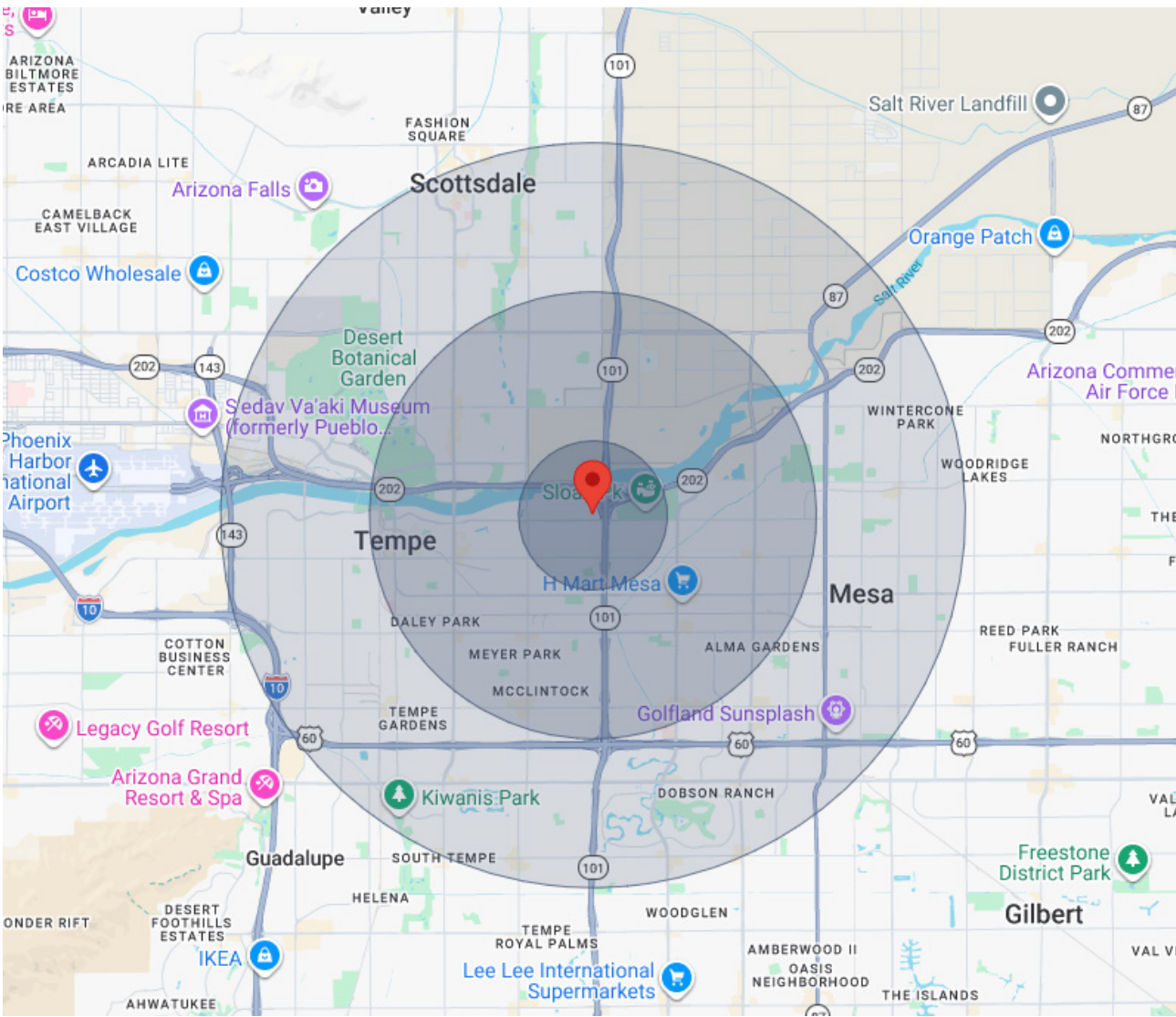
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	1 Mile	3 Miles	5 Miles
2025 Population	10,285	147,250	370,508
Annual Growth 2020 - 2025	3.2%	1.3%	1.4%
2025 Households	4,747	61,901	156,720
Median Age	31.7	31.8	33.7
Bachelor's Degree or Higher	35%	37%	35%
Avg HH Income	\$85,679	\$83,672	\$91,377
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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