

329 S Rockford Dr Tempe, AZ 85281

INDUSTRIAL SPACE AVAILABLE FOR LEASE

329 S ROCKFORD DR, TEMPE, AZ 85281



*UPDATED PAINT COMING SOON, MATCHING THIS RENDERING

**\$1.45/SF/Mo
(GROSS)**

THE LEROY
BREINHOLT
TEAM

Cory Sposi
D 480.621.4025
M 480.586.1195
csposi@cpi.az.com

Cory Breinholt
D 480.889.2569
M 480.220.9987
cbreinholt@cpi.az.com

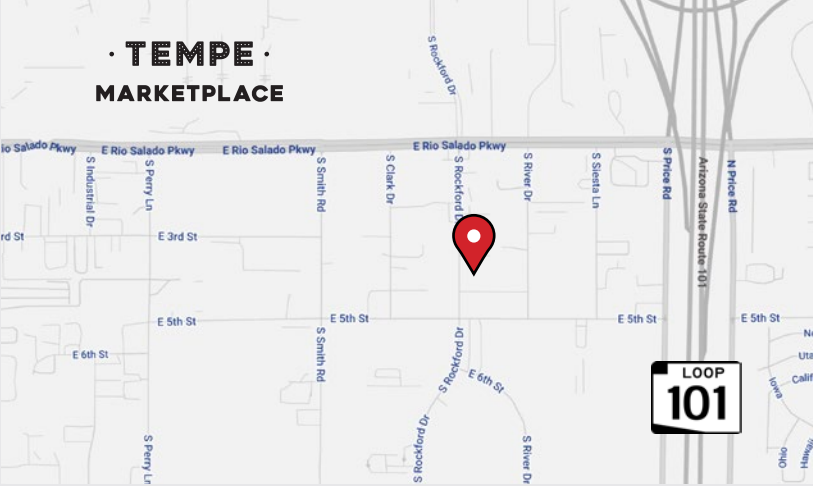


COMMERCIAL PROPERTIES INC.

Locally Owned, Globally Connected. CORFAC

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpi.az.com

· TEMPE ·
MARKETPLACE



Prime Industrial Space off Loop 101 Fwy in Tempe, Arizona

AVAILABLE FOR LEASE

Property Summary

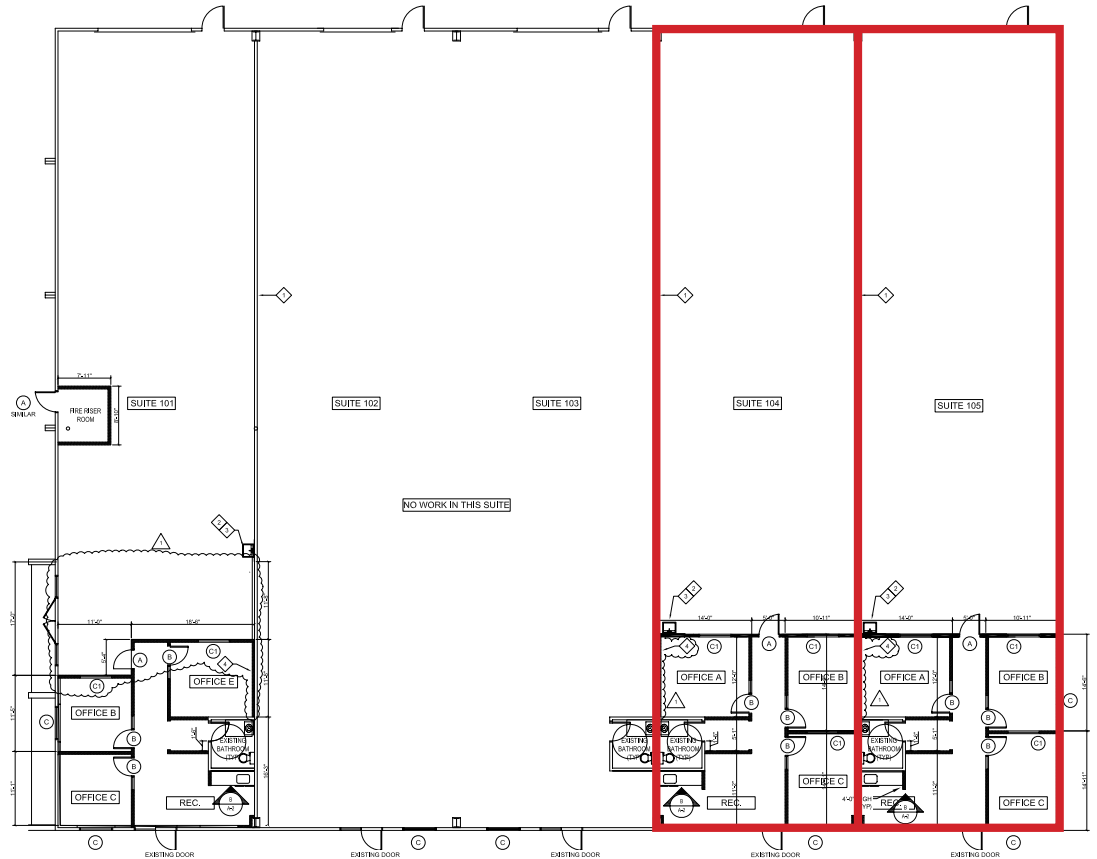
Address	329 S Rockford Dr Tempe, AZ 85281
Building Size	±18,000 SF
Zoning	GID, City of Tempe
Loading	10' x 12' Roll-Up Doors
Clear Height	17' - 19'
Power	400 Amps, 3-Phase
Lease Rate	\$1.45/SF/Mo (Gross)

Available

Suite 104 Layout Includes:
 ±3,600 SF • 1 Reception • 1 Restroom
 Available 6/1/2026 • 3 Offices • 1 GL Doors

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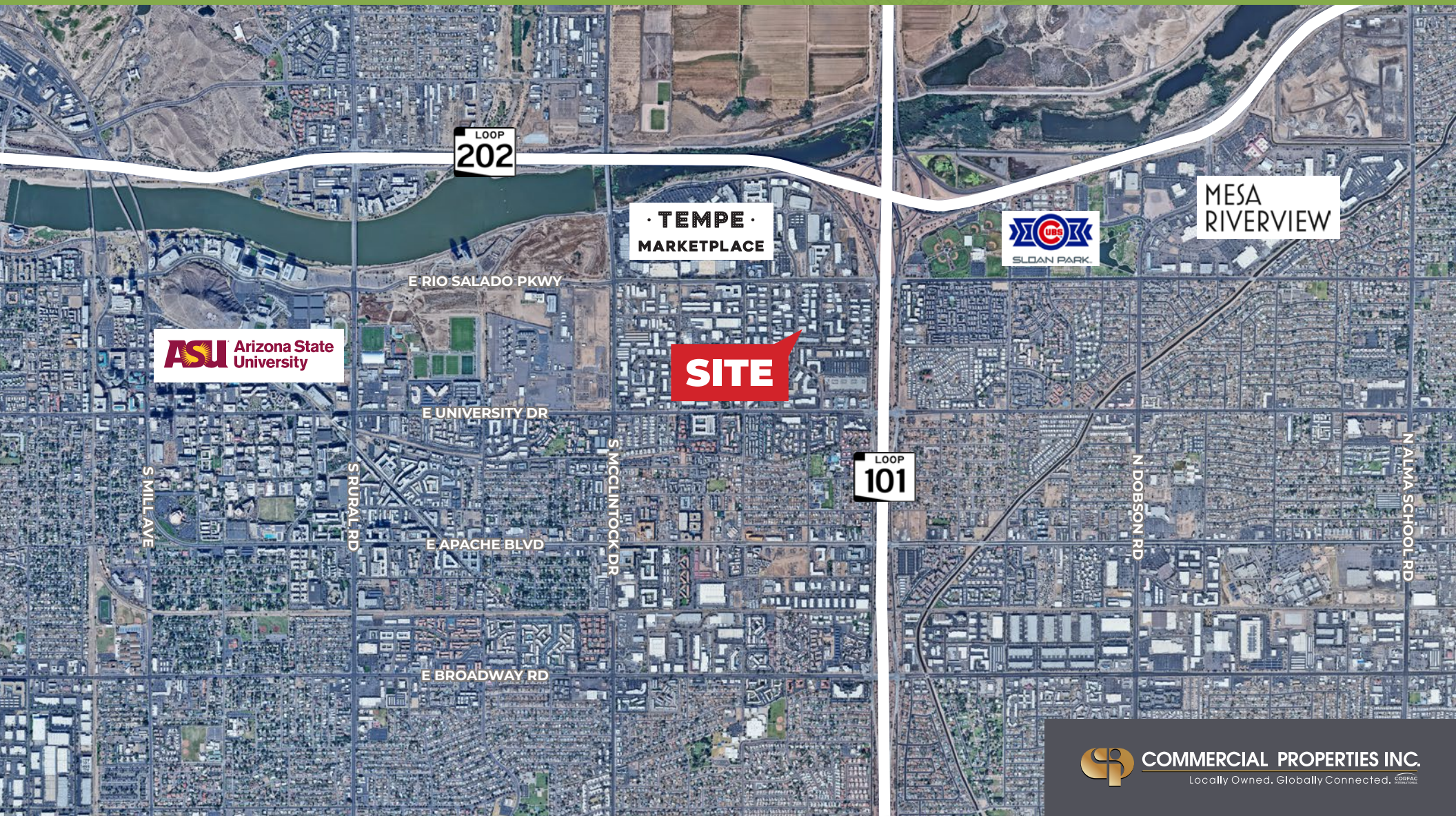
*Contiguous up to ±7,200 SF



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.

Access & Connectivity

Positioned for optimal distribution, 329 S Rockford Dr sits just off the Loop 101 and Loop 202 freeways. This prime industrial space provides outstanding connectivity to the East Valley and the broader Phoenix metropolitan area. Furthermore, its immediate access to these major transportation corridors makes it highly attractive for companies requiring efficient shipping, routing, and daily transit options.

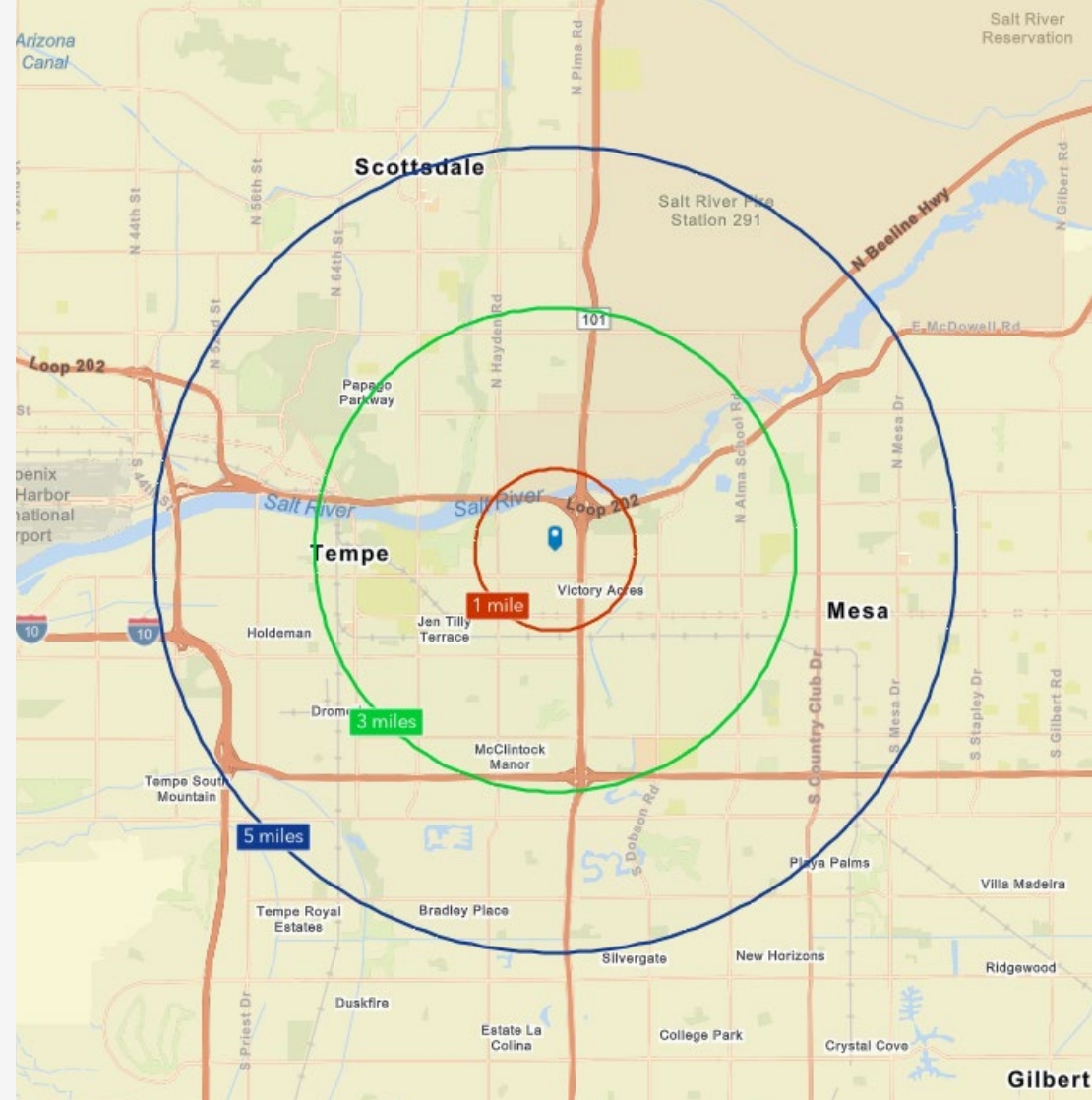


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Demographics

	1 Mile	3 Miles	5 Miles
2025 Population	15,870	151,469	371,998
Annual Growth 2020 - 2025	2.6%	1.3%	1.2%
2025 Households	7,209	63,732	156,359
Median Age	30.9	31.8	33.8
Bachelor's Degree or Higher	35%	37%	35%
Avg HH Income	\$76,289	\$83,400	\$91,485
Total Consumer Spending	\$183.5M	\$1.7B	\$4.5B
Daytime Employment	8,137	103,677	242,678
Businesses	884	7,909	21,663
Median Home Value	\$325,291	\$407,481	\$437,569



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