

FOR LEASE FLEXIBLE INDUSTRIAL SPACE

First Street Commerce Center
2209-2211 W 1st St
Tempe, AZ 85281

Cory Breinholt
The Leroy Breinholt Team
D 480.889.2569
M 480.220.9987
cbreinholt@cpiaz.com



CORY BREINHOLT / The Leroy Breinholt Team / D 480.889.2569 M 480.220.9987 / cbreinholt@cpiaz.com

FOR LEASE

MODERN, FLEXIBLE INDUSTRIAL SPACE WITH PRIME ACCESS

Located in Tempe with immediate access to SR-143, I-10 and US-60, First Street Commerce Center offers connectivity across the Valley and to Phoenix Sky Harbor Airport.

The property has been newly updated with modern exterior/interiors finishes and functional improvements.

Flexible suite configurations ideal for warehouse, light industrial, or logistics users.

First Street Commerce Center is a prime opportunity to operate from one of Tempe's most accessible industrial locations.

AVAILABLE SPACE

UNIT	SIZE	RENT	STATUS	
A109	5,342 RSF	Total Monthly \$7,750	Move-In Ready	A109 & A11 Combinable to ±6,771 RSF
A111	1,429 RSF	Total Monthly \$2,300	Move-In Ready	
B106	1,500 RSF	Total Monthly \$2,200	Available Now	

PROPERTY HIGHLIGHTS

- » ±40,075 RSF Newly Renovated Industrial/Flex
- » Suites Ready for Immediate Occupancy
- » Grade Level Loading
- » Newly Renovated Campus and Interiors
- » Air Conditioned Suites Available
- » 200 AMP | 120/208 v | 3 Phase Power
- » Ample On-Site Parking
- » Common Truckwell
- » Secured Outdoor Storage Yards Available



Last Updated Feb 10, 2026

VIEW OF THE PROPERTY & AVAILABLE UNITS



SITE PLAN WITH AVAILABILITIES

SUITE A111
1,429 RSF

COMBINABLE
TO ±6,771 RSF

SUITE A109
5,342 RSF



Availability Not In View

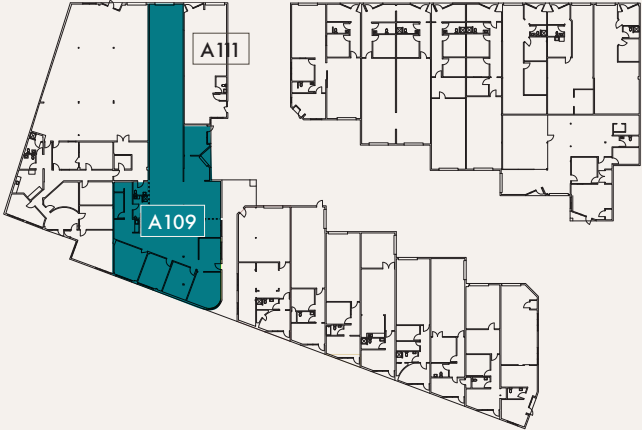
Yard A: 500 SF

AVAILABLE SPACE

FLOOR PLAN

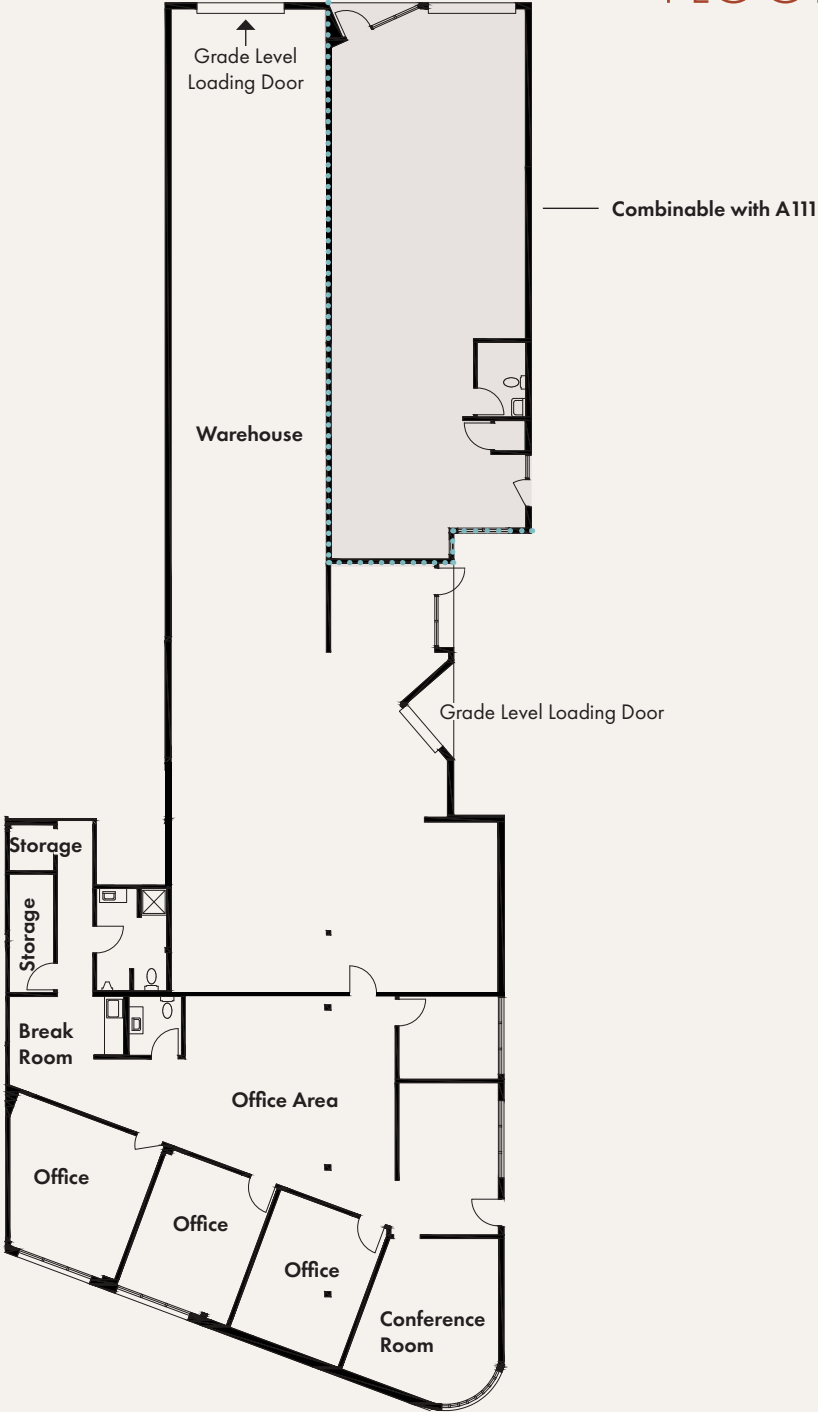
UNIT A109
5,342 RSF

Combinable—
A109 & A111 to ±6,771 RSF



Note—Plan shown not to scale

MONTHLY RENT (MODIFIED GROSS)
\$7,750

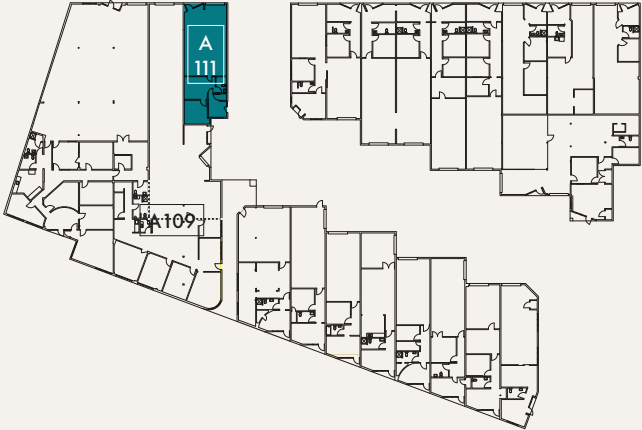


AVAILABLE SPACE

FLOOR PLAN

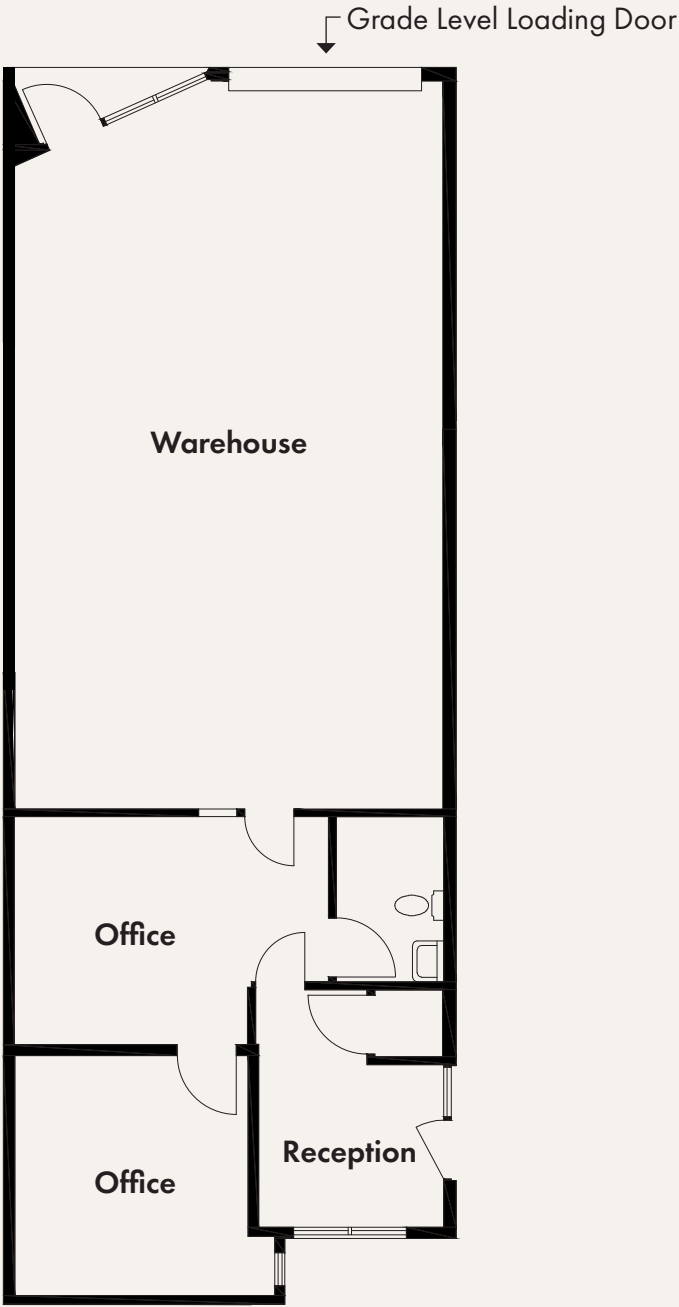
UNIT A111
1,429 RSF

Combinable—
A109 & A111 to ±6,771 RSF



Note—Plan shown not to scale

MONTHLY RENT (MODIFIED GROSS)
\$2,300



TYPICAL INTERIORS AT FIRST STREET COMMERCE CENTER



LOCATION & ACCESS



Centrally located in Tempe, First Street Commerce Center offers quick access to I-10, US-60, and SR-143. Just minutes from Sky Harbor International Airport, it connects seamlessly to major business and logistics hubs across the Valley.