

# 2631 S Roosevelt Street

## Tempe, Arizona 85282

STANDALONE LIGHT INDUSTRIAL · 25,639 SF



**25,639<sup>SF</sup>**  
TOTAL BUILDING

**22'**  
CLEAR HEIGHT

**20**  
COVERED STALLS

**<1.7<sup>mi</sup>**  
TO I-10 & US-60

**PHX**  
SKY HARBOR — 3 MI

### OVERVIEW

A distinctive opportunity for organizations where **image, operations, and address all matter**. This fully standalone 25,639 SF building within EQT's Roosevelt Commons — part of the iconic **Broadway Industrial Park** — offers Class A office finish, a polished street presence, and the operational advantages of one of metro Phoenix's most established industrial corridors. The building is **actively being improved** — new parking lot, warehouse whitebox, and energy-efficient LED lighting underway — and will be **move-in ready**, with flexibility to configure the space to your exact needs.

Standalone Building

Class A Office Finish

Broadway Industrial Park

Exclusive Signage Opportunity

Immediate I-10 Access

Flexible Configuration

### BROADWAY INDUSTRIAL PARK — AT THE INTERSECTION OF INFRASTRUCTURE AND INTELLECT

Broadway Industrial Park sits at a convergence that few industrial addresses can claim: immediate I-10 access and Sky Harbor proximity for field operations and logistics, and minutes from ASU — the nation's top producer of engineers. Maricopa County ranks #1 in the nation for attracting and retaining talent, and ASU produces a continuous pipeline of technical, operational, and management graduates who build careers here. For organizations that compete on the quality of their people as much as the efficiency of their operations, this location is a strategic asset.

**Scott Guo**

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PROPERTY ADDRESS

2631 S Roosevelt Street  
Tempe, AZ 85282

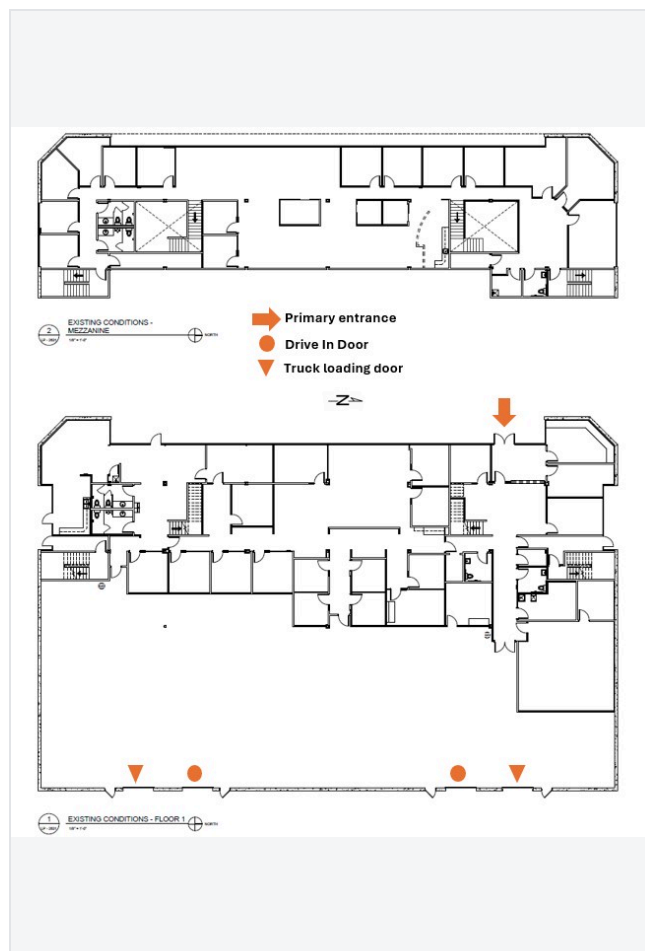
All information herein is from sources deemed reliable but is not guaranteed. Tenant to verify all specifications independently.



**PROPERTY SPECIFICATIONS**

Address	2631 S Roosevelt Street, Tempe, AZ 85282
Industrial Park	Roosevelt Commons — Broadway Industrial Park
Total Building Size	±25,639 SF
1st Floor Office	8,426 SF — Class A finish
2nd Floor Office	5,574 SF — Class A finish
Warehouse	11,639 SF — EVAP cooled, whitebox underway
Clear Height	22'
Loading	2 Dock Doors · 2 Drive-In Doors
Electrical	600A / 480V / 3-Phase (expandable)
Lighting	LED w/ Motion Sensors (underway)
Parking — Total	2.65 / 1,000 SF ratio
<b>Parking — Covered</b>	<b>20 Covered Auto Stalls — Exceptional Amenity</b>
Zoning	GID — City of Tempe
Submarket	Tempe North

**FLOOR PLAN**



EXISTING CONDITIONS — FLOOR 1 & MEZZANINE · NOT TO SCALE

## EQT CAMPUS OWNERSHIP

ROOSEVELT COMMONS — INSTITUTIONALLY OWNED & MANAGED

### A single landlord. An entire campus.

Roosevelt Commons is wholly owned and managed by EQT — a global institutional investor with a long-term commitment to this park and its tenants. Active capital improvements are currently underway at 2631, including a **new parking lot**, **full warehouse whitebox**, and **energy-efficient LED lighting with motion sensors** throughout — delivering a fresh, move-in ready environment that reflects EQT's standard of ownership across the campus.

For occupiers who value stability and a landlord that delivers — this is institutional ownership at its best.

## ROOSEVELT COMMONS — SITE PLAN



ROOSEVELT COMMONS · S ROOSEVELT STREET, TEMPE, AZ — EQT-OWNED CAMPUS

## LOCATION &amp; ACCESS

## STRATEGIC INFILL CONNECTIVITY

- 1.7 miles to I-10 Freeway & US-60
- ±3 miles to Phoenix Sky Harbor International Airport
- Minutes from ASU — nation's #1 producer of engineers
- Maricopa County ranked #1 nationally for talent attraction & retention
- Deep Southeast Valley labor pool for service and ops-driven teams
- Tempe Marketplace, dining, retail and amenities nearby

## IDEAL OCCUPIER PROFILE

## WHO THRIVES HERE

- **Industrial service providers** — HVAC, fire protection, electrical, security, and AV/IT seeking a polished regional ops hub
- **Light manufacturers** — clean, precision, or specialty production where client image and staff quality of life matter
- **Flex / corporate users** — organizations that need operational space without sacrificing a professional corporate address
- **Regional headquarters** — companies consolidating a Southwest presence that requires both office depth and industrial functionality

## WORKFORCE &amp; MARKET

## TEMPE · GREATER PHOENIX · SOUTHEAST VALLEY

ASU — minutes away — is the nation's leading producer of engineers, anchoring a Tempe innovation ecosystem that has attracted global firms from Applied Materials to State Farm. Maricopa County ranks #1 in the U.S. for attracting and retaining talent, and Arizona's workforce has grown by nearly 500,000 since 2015. For ops-intensive organizations, few markets in the Southwest can match this depth of available talent.