

HOHOKAM BUSINESS PARK | TEMPE



1205-1220 SOUTH PARK LN | 2404-2465 WEST 12TH ST | 1135-1235 SOUTH 48TH ST

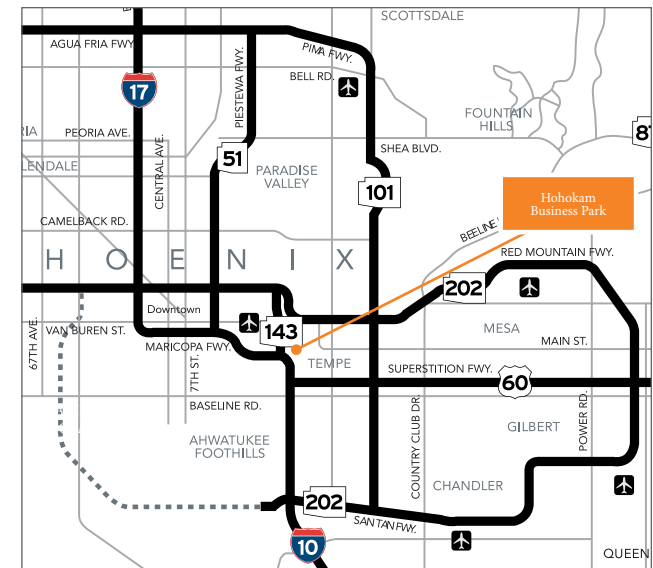
FOR MORE INFORMATION

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PROPERTY FEATURES

- » Spec Spaces Available & More Coming Soon
- » Directly off 143 Freeway. Easy access to I-10 & Loop 202 Red Mountain Freeway
- » A/C cooled warehouses available
- » GID Zoning, City of Tempe
- » 10'x10' Grade Doors
- » SRP Power
- » Parking Ratio: 2.3/1,000 SF. Non-assigned covered parking available
- » NNN Lease (2026 Estimate: \$0.35/SF)
*Rates based on 5-year lease

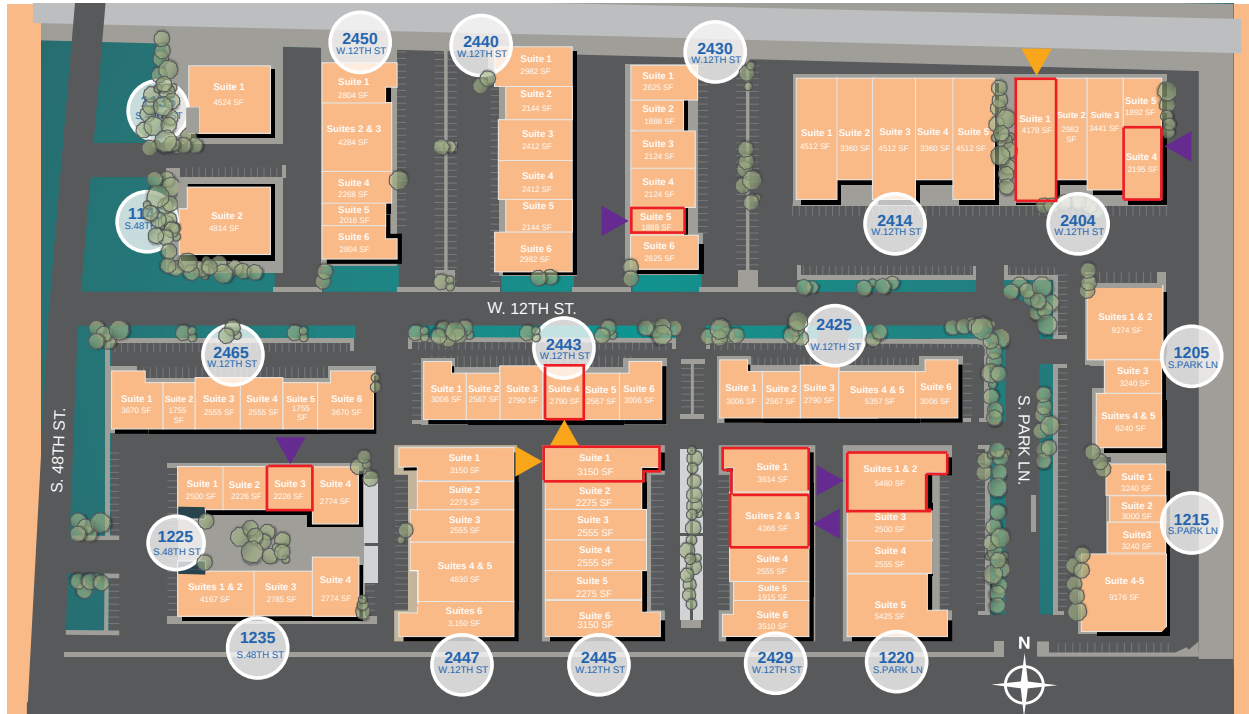


The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends tenant's independent verification.

HOHOKAM BUSINESS PARK

SITE PLAN

■ OCCUPIED
 □ AVAILABLE
 ▲ EVAP
 ▲ HVAC



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BUILDING	SUITE	SF	RATE \$0.35 NNN	OFFICE %	COMMENTS	
1220 S Park Ln	1&2	5,480	\$1.45	25%: Reception, 3 Offices, Kitchenette, 2 multi-stall Restrooms	HVAC - 17' Clear Height - 2 Grade Doors 400 amps, 120/240v	
1225 S 48th St	3	2,226	\$1.50	42%: Reception, 2 Offices, Conf. Room, Breakroom, 2 Restrooms	Available October 1, 2026 HVAC - 16' Clear Height - Floor Drain	
2404 W 12th St	1	4,185	\$1.45	32%: Reception, 4 Offices, 2 Restrooms.	Evap Warehouse - 14'-8" Clear Height Mop Sink - 200 amps, 120/240v - Renovations Coming Soon	
2404 W 12th St	4	2,195	\$1.40	40%: Reception, 3 Offices, 2 Restrooms	HVAC - 15'-6" Clear Height *No Grade Level - Double Door Only*	
2429 W 12th St	1	3,614	\$1.45	29%: Reception, 2 Offices, Conf. Room, Restroom, Kitchenette	HVAC Warehouse (no insulation) - 16' Clear Height Floor Drain - 200 amps	
2429 W 12th St	2&3	4,366	\$1.45	41%: Large Reception / Bullpen, 2 Offices Break Room, 2 Restrooms, Mop Sink	HVAC - 16' Clear Height Dryer Hookup and ventilation - 200 amps, 120/208v	
2430 W 12th St	5	1,882	\$1.45	30%: Reception, 1 Office, 1 Restroom	HVAC - 9'-9" Drop Ceiling Floor Drain - 100 amps	
2443 W 12th St	4	2,790	\$1.45	35%: Large Reception, 1 Office, Conf. Room, Kitchenette, Restroom	Evap Warehouse - 16' Clear Height 100 amps	
2445 W 12th St	1	3,150	\$1.45	38%: Reception, 4 Offices, Bullpen, Break Room, 2 Restrooms	Evap Warehouse - 16' Clear Height 200 amps, 120-240v	

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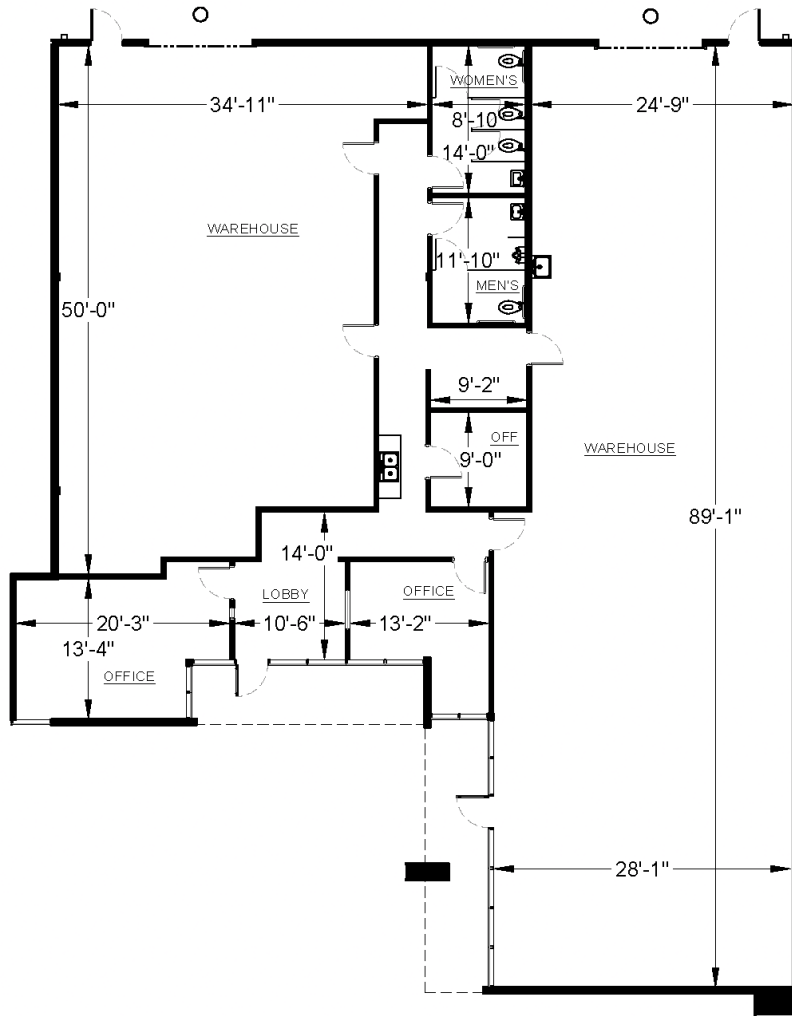
HOHOKAM BUSINESS PARK
 1205-1220 SOUTH PARK LANE
 2404-2465 WEST 12TH STREET
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 TEMPE 85281



1220 S PARK LN, SUITE 1&2

±5,480 SF

\$1.45/SF + \$0.35 NNN



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[VIRTUAL TOUR](#)

SUITE DATA:

OFFICE AREA 1,570 SF

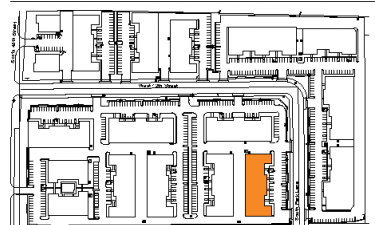
WAREHOUSE AREA 3,910 SF

TOTAL SUITE AREA 5,480 SF

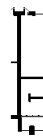
CLEAR HEIGHT 16'-11"

○ GRADE LEVEL DOORS 2

SITE KEY PLAN:



BUILDING KEY



HOHOKAM BUSINESS PARK
1205-1220 SOUTH PARK LANE
2404-2465 WEST 12TH STREET
1135-1235 SOUTH 48TH STREET
TEMPE 85281



1225 S 48TH ST, SUITE 3

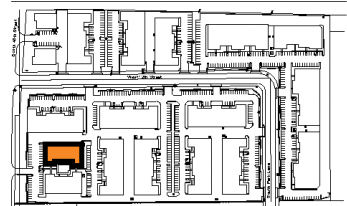
±2,226 SF

\$1.50/SF + \$0.35 NNN

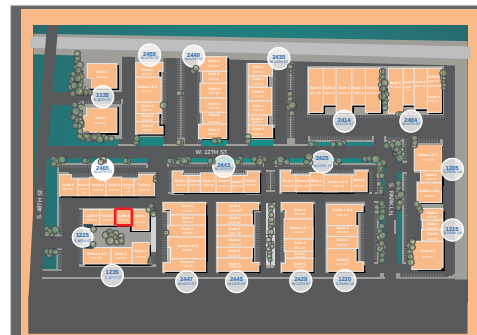
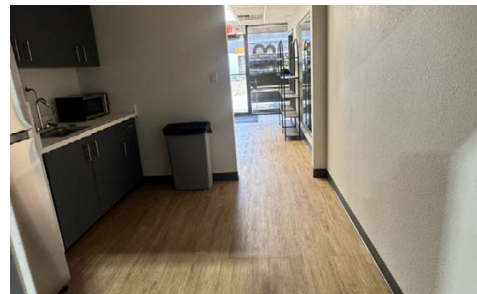
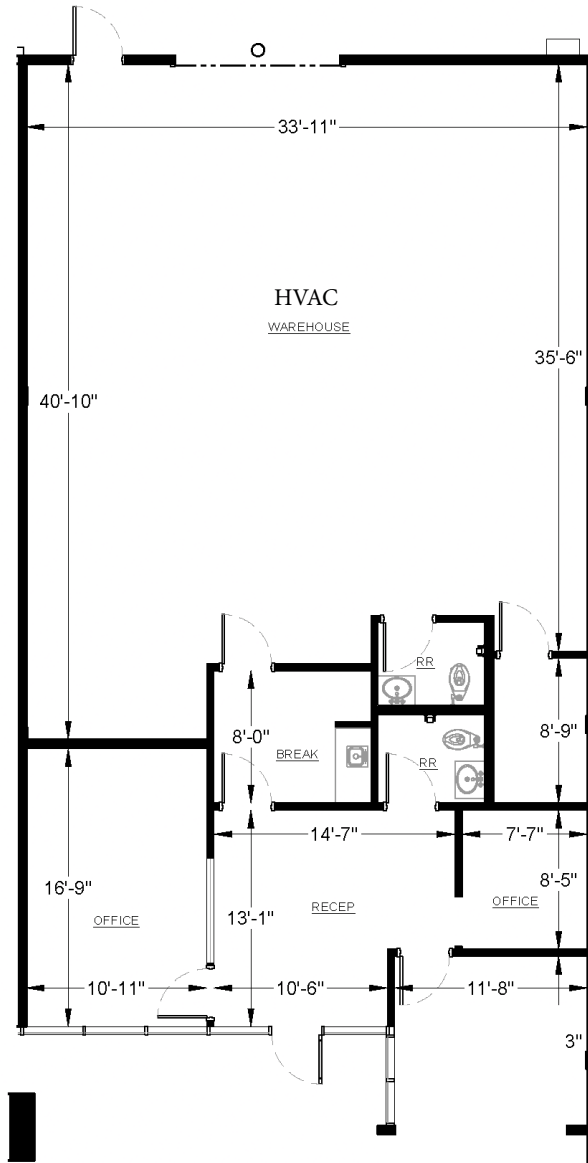
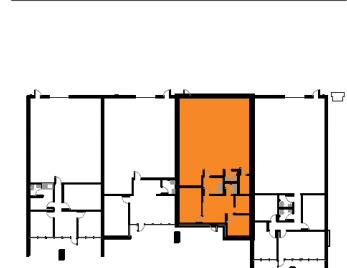
SUITE DATA:

OFFICE AREA	938 SF
WAREHOUSE AREA	1,288 SF
TOTAL SUITE AREA	2,226 SF
CLEAR HEIGHT	16'-3"
○ GRADE LEVEL DOORS	1

SITE KEY PLAN:



BUILDING KEY PLAN:



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PHOTOS - COMING SOON



VIRTUAL TOUR - COMING SOON

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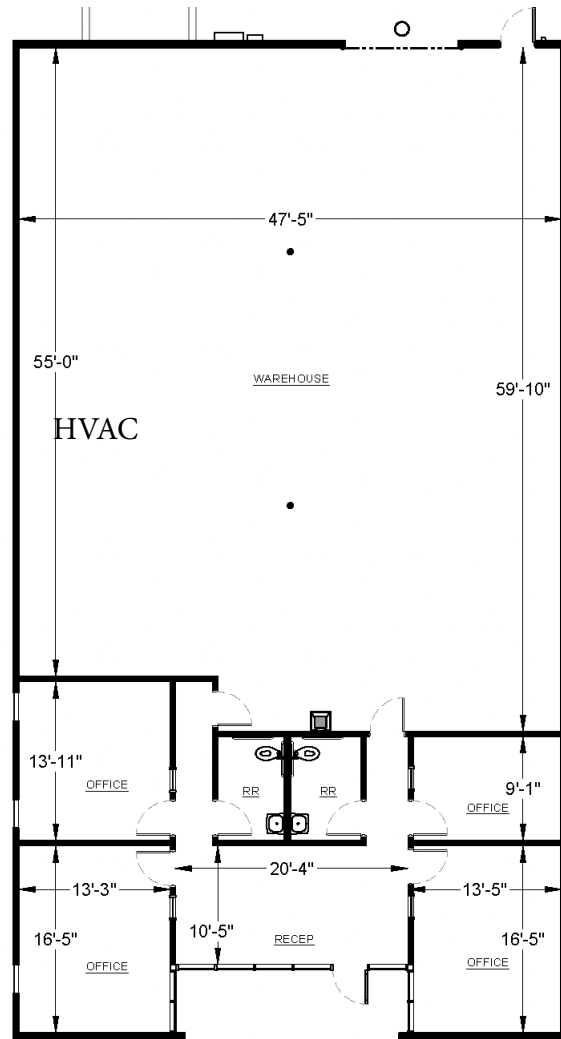


2404 W 12TH ST, SUITE 1

±4,185 SF

RENOVATIONS COMING

\$1.45/SF + \$0.35 NNN

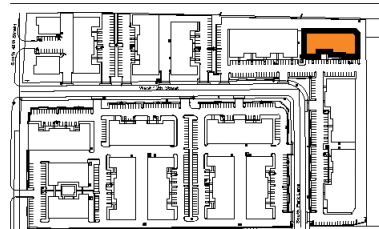


SUITE DATA:

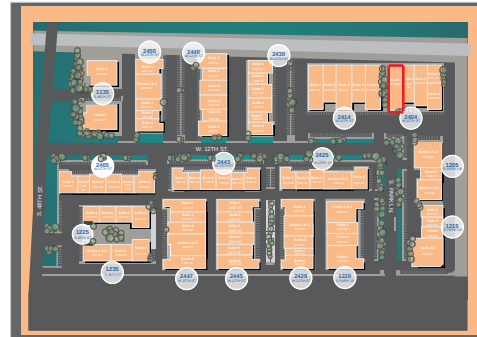
OFFICE AREA	1,367 SF
WAREHOUSE AREA	2,818 SF
TOTAL SUITE AREA	4,185 SF

CLEAR HEIGHT	14'-8"
○ GRADE LEVEL DOORS	1

SITE KEY PLAN:



BUILDING



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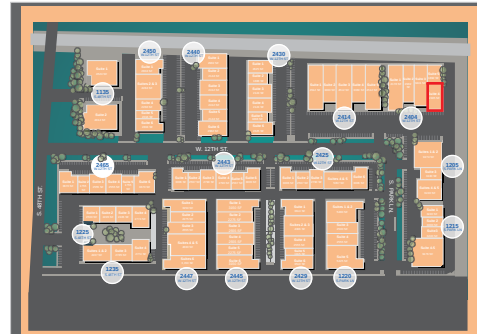
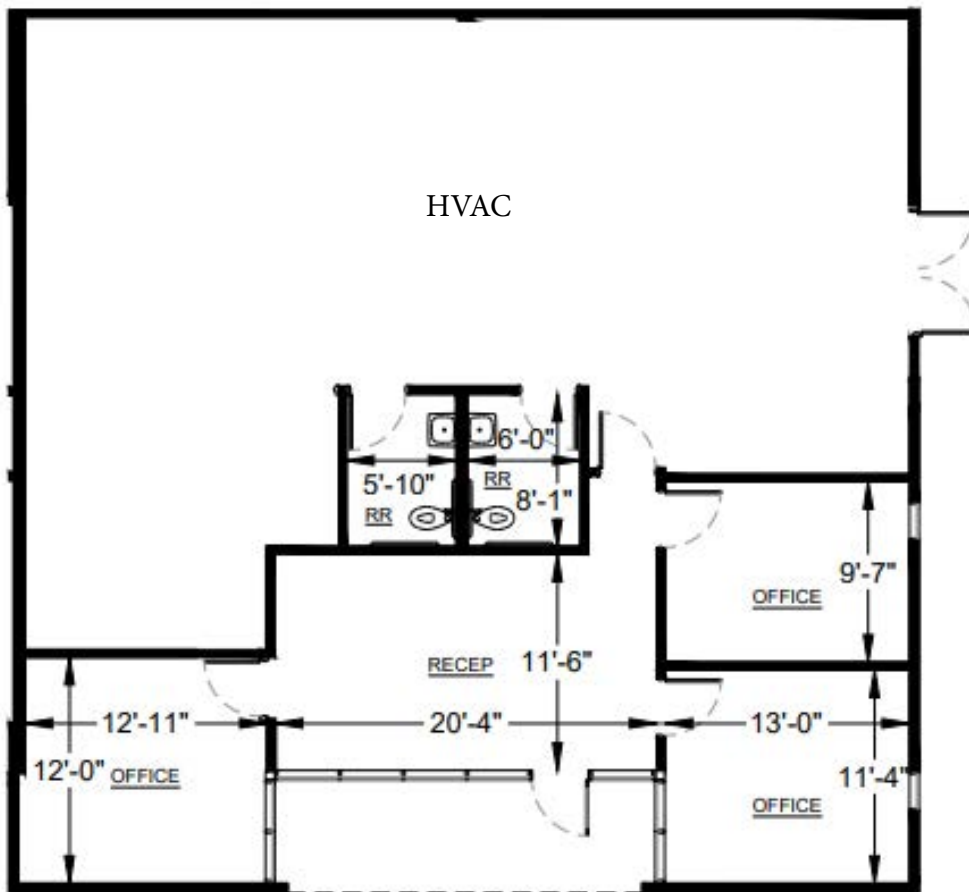


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2404 W 12TH ST, SUITE 4

SPEC SUITE



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2429 W 12TH ST, SUITE 1

±3,614 SF

RENOVATIONS COMING

\$1.45/SF + \$0.35 NNN

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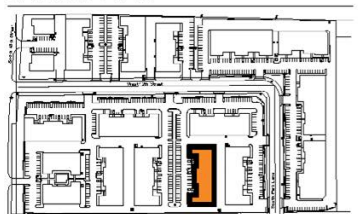


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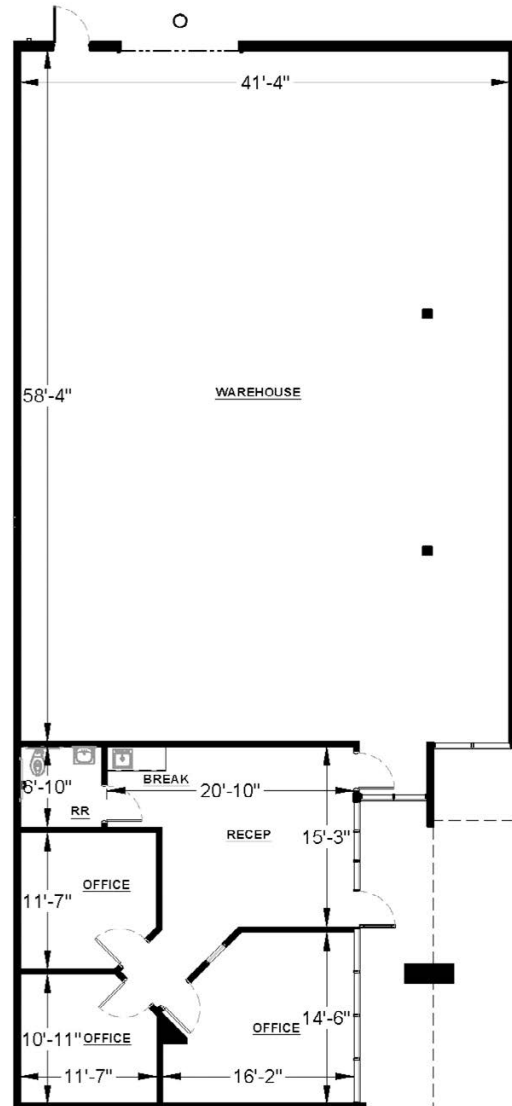
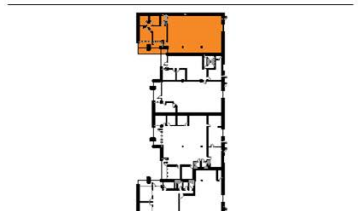
OFFICE AREA	1,056 SF
WAREHOUSE AREA	2,558 SF
TOTAL SUITE AREA	3,614 SF

CLEAR HEIGHT	
O GRADE LEVEL DOORS	1

SITE KEY PLAN:



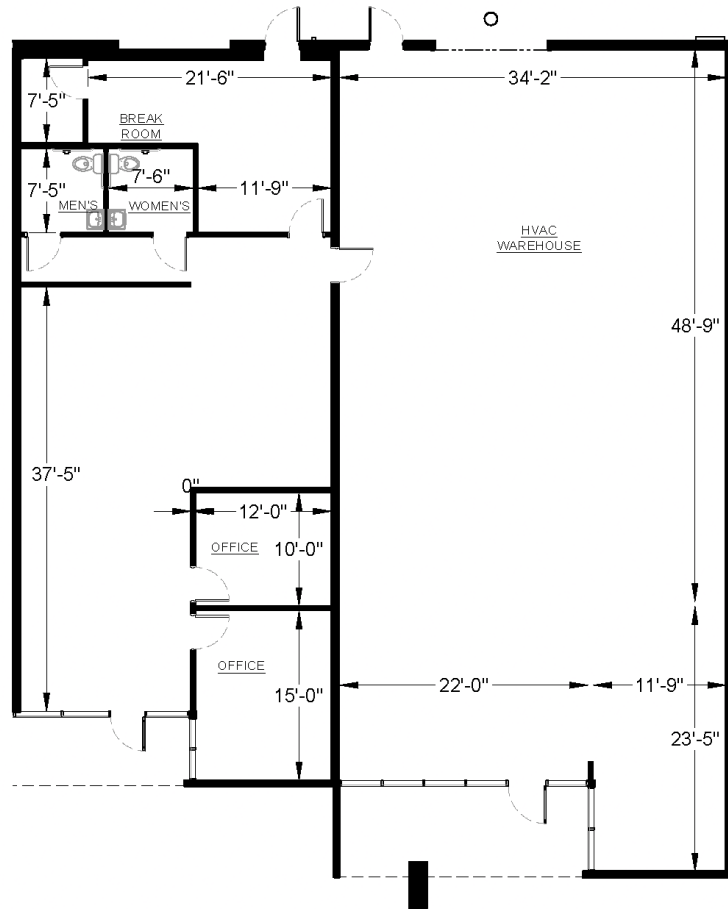
BUILDING KEY PLAN:



2429 W 12TH ST, SUITE 2&3

±4,366SF

\$1.45/SF + \$0.35 NNN



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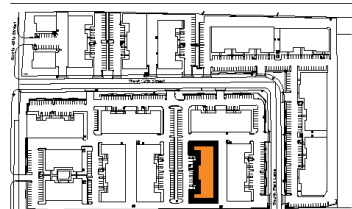
[VIRTUAL TOUR](#)

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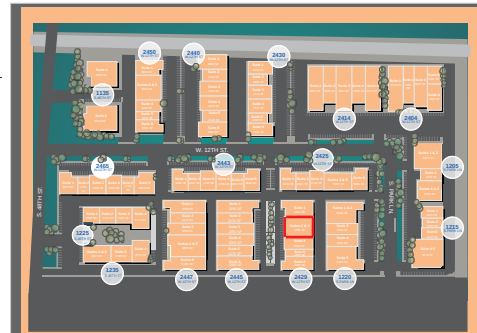
OFFICE AREA	1,824 SF
WAREHOUSE AREA	2,542 SF
TOTAL SUITE AREA	4,366 SF

CLEAR HEIGHT	16'
O GRADE LEVEL DOORS	1

SITE KEY PLAN:



BUILDING KEY PLAN:



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2430 W 12TH ST, SUITE 5

±1,882 SF

\$1.45/SF + \$0.35 NNN

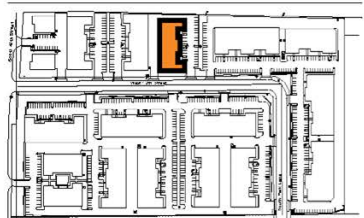
SUITE DATA:

OFFICE AREA	565 SF
WAREHOUSE AREA	1,317 SF
TOTAL SUITE AREA	1,882 SF

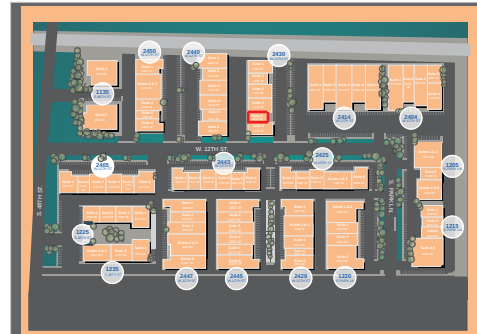
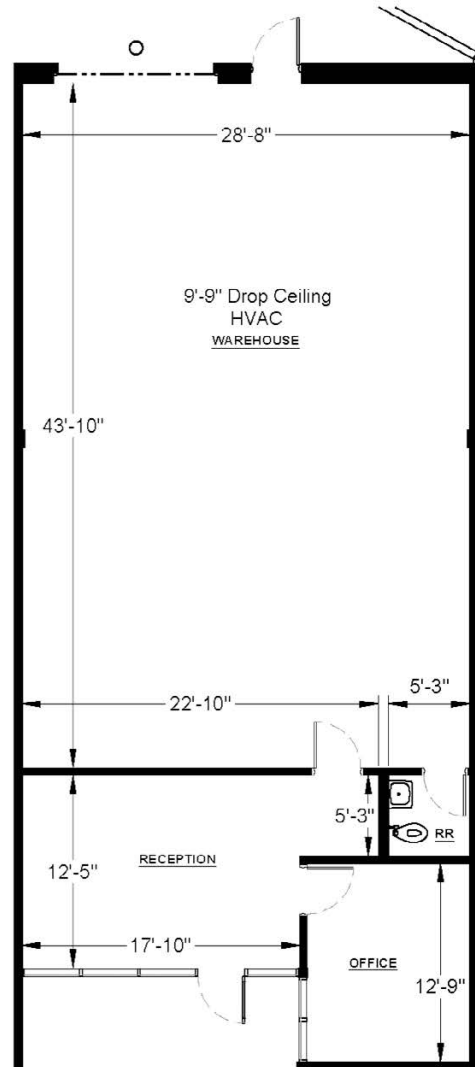
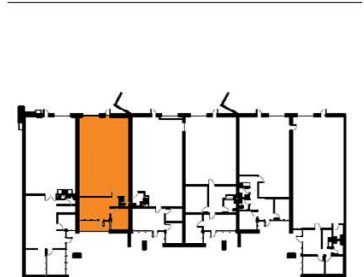
CLEAR HEIGHT

○ GRADE LEVEL DOORS 1

SITE KEY PLAN:



BUILDING KEY PLAN:



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2443 W 12TH ST, SUITE 4

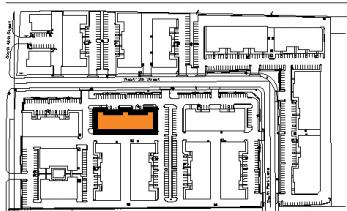
±2,790 SF

\$1.45/SF + \$0.35 NNN

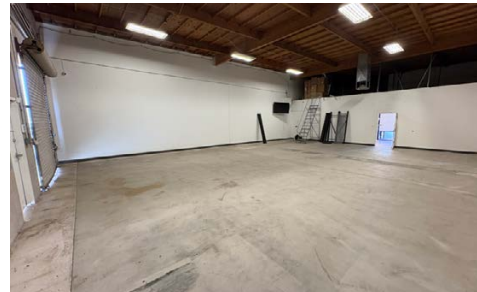
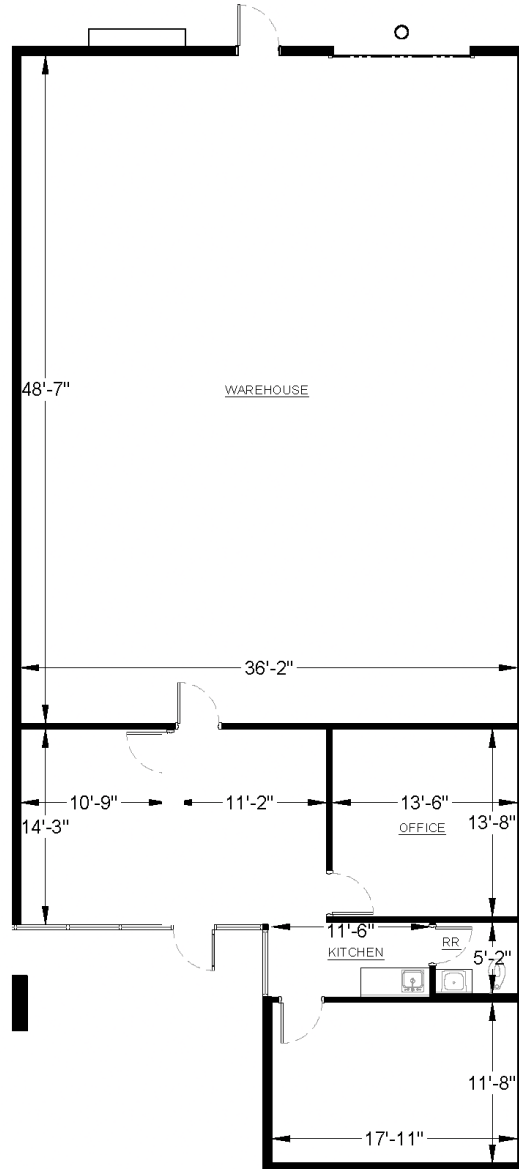
SUITE DATA:

OFFICE AREA	978 SF
WAREHOUSE AREA	1,812 SF
TOTAL SUITE AREA	2,790 SF
CLEAR HEIGHT	16'
O GRADE LEVEL DOORS	1

SITE KEY PLAN:



BUILDING KEY PLAN:



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2445 W 12TH ST, SUITE 1

±3,150 SF

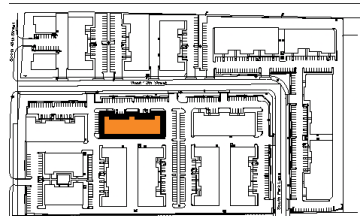
\$1.45/SF + \$0.35 NNN

SUITE DATA:

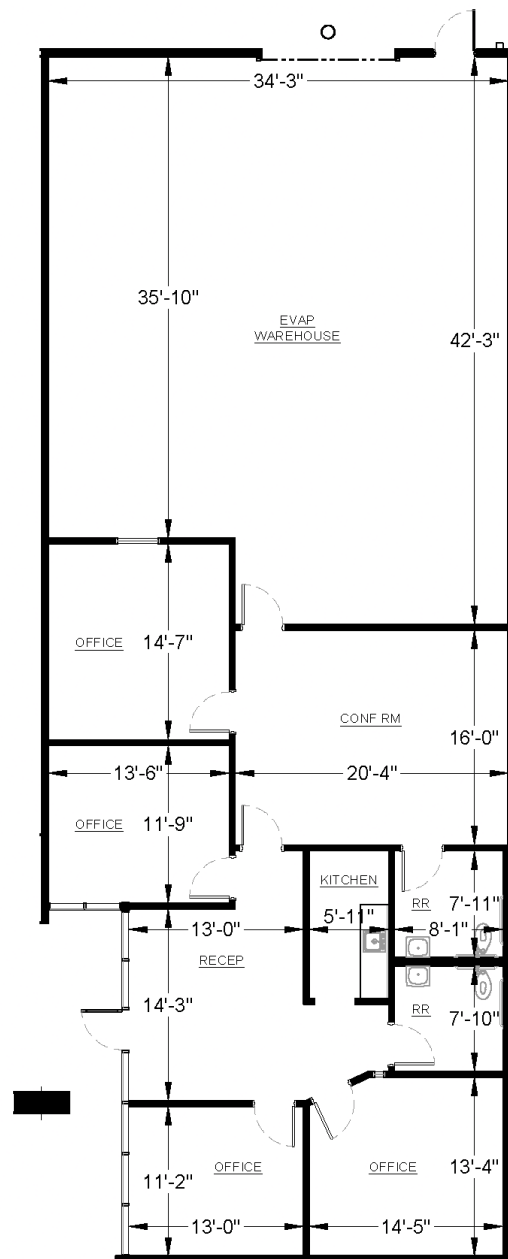
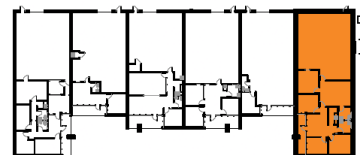
OFFICE AREA	1,192 SF
WAREHOUSE AREA	1,958 SF
TOTAL SUITE AREA	3,150 SF

CLEAR HEIGHT	16'-0"
GRADE LEVEL DOORS	1

SITE KEY PLAN:



BUILDING KEY PLAN:



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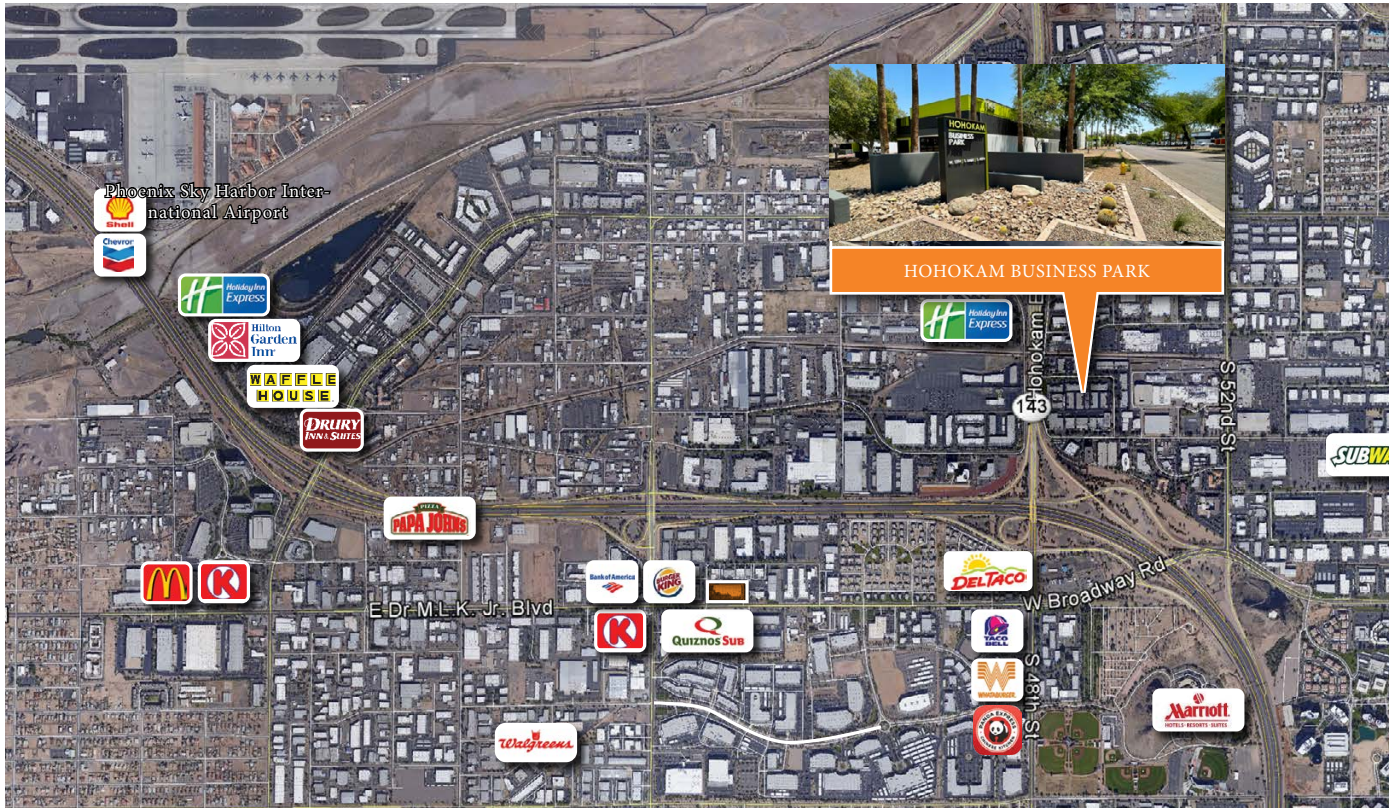


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HOHOKAM BUSINESS PARK

AMENITIES & IMPROVEMENTS



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