

# FOR LEASE FLEXIBLE INDUSTRIAL SPACE

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

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**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            |   |
|--------|-----------|-----------------------|-------------------|---|
| B109   | 1,361 RSF | Total Monthly \$2,200 | Move-In Ready     |   |
| A109   | 5,342 RSF | Total Monthly \$8,300 | Move-In Ready     | A109 & A11<br>Combinable to<br>±6,771 RSF |
| A111   | 1,429 RSF | Total Monthly \$2,250 | Available March 1 |   |
| Yard A | 500 SF    | \$500 / Month         | Available Now     |   |

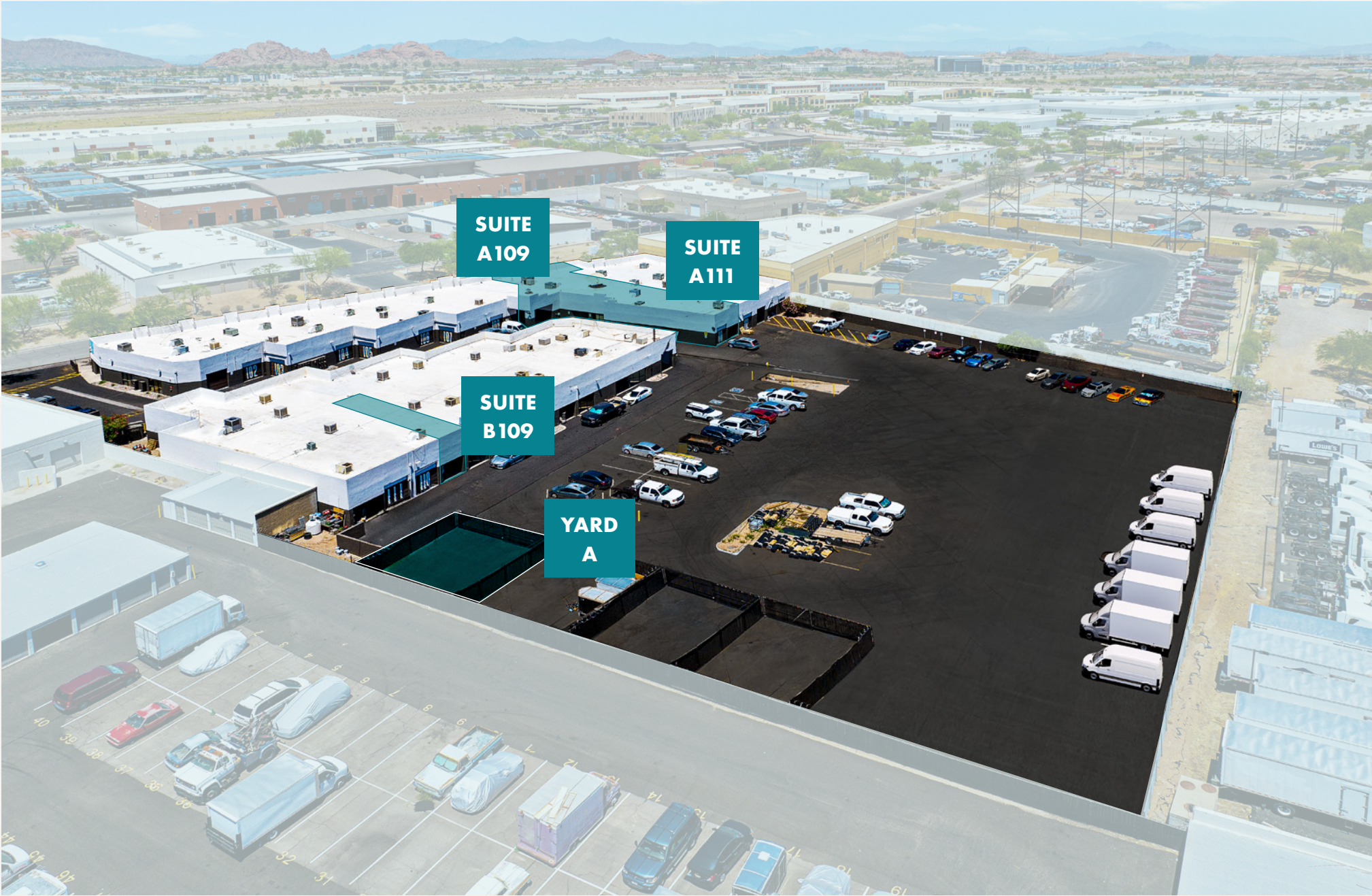
## PROPERTY HIGHLIGHTS

- » ±40,075 RSF Newly Renovated Industrial/Flex
- » Suites Ready for Immediate Occupancy
- » Grade Level Loading
- » 13-foot Ceiling Heights
- » 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

**SUITE B109**  
1,361 RSF



Availability Not In View

Yard A: 500 SF

# AVAILABLE SPACE

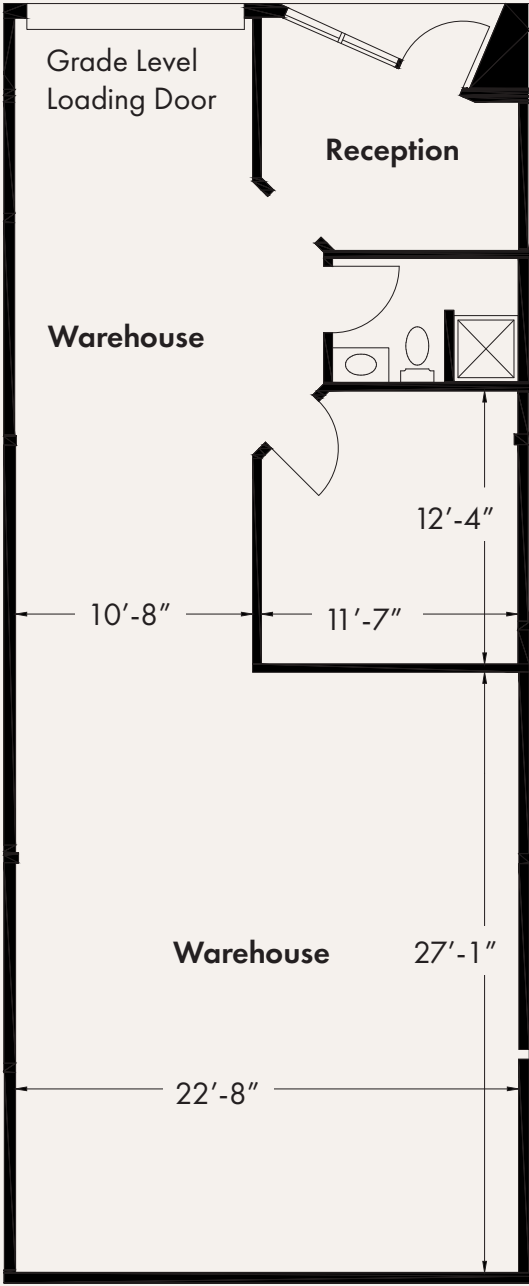
# FLOOR PLAN

**UNIT B109**  
**1,361 RSF**



Note—Plan shown not to scale

**MONTHLY RENT (MODIFIED GROSS)**  
**\$2,200**

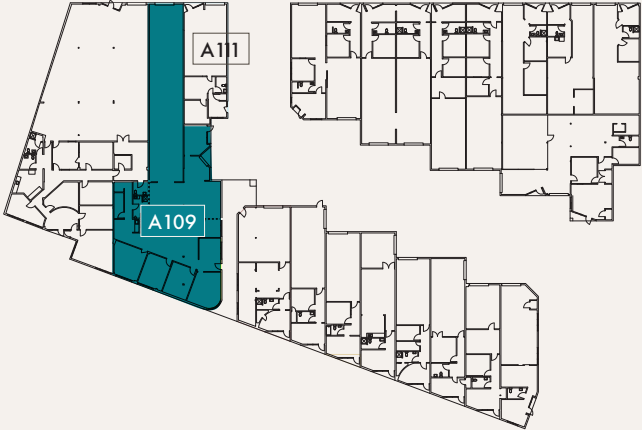


# AVAILABLE SPACE

# FLOOR PLAN

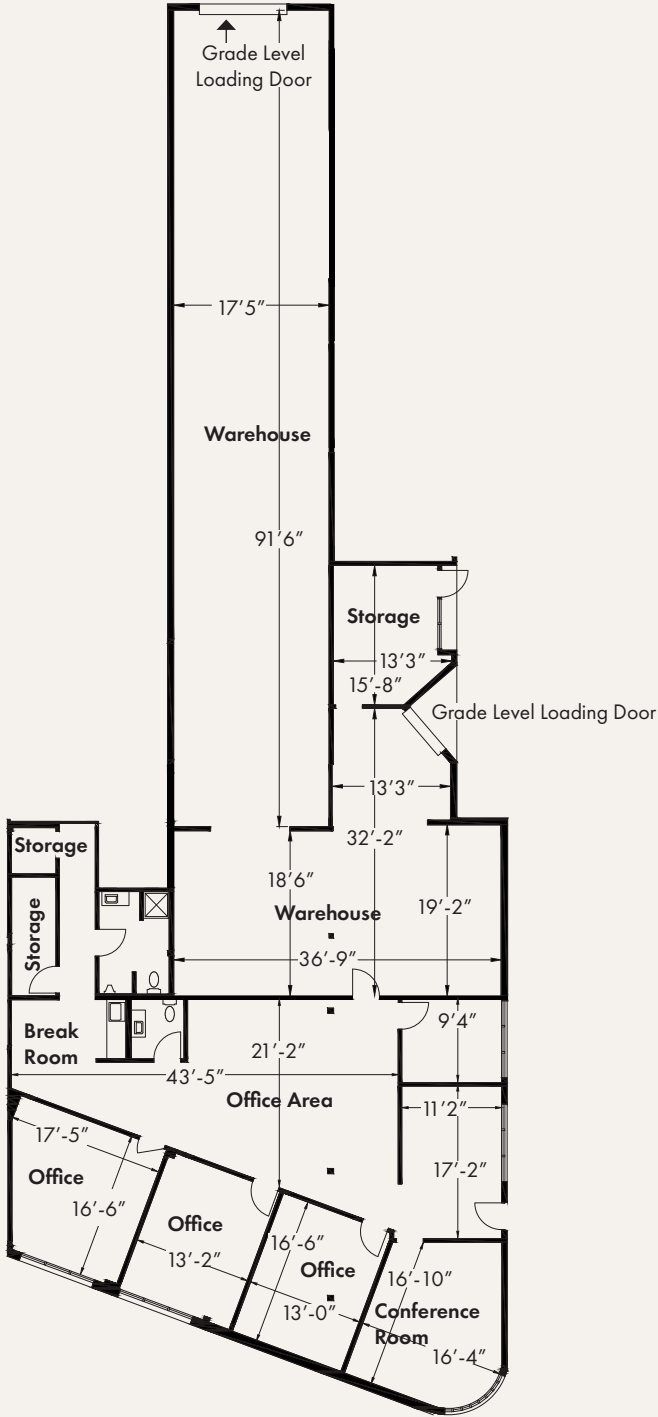
**UNIT A109**  
**5,342 RSF**

**Combinable—**  
**A109 & A111 to ±6,771 RSF**



Note—Plan shown not to scale

**MONTHLY RENT (MODIFIED GROSS)**  
**\$7,478.8**



# AVAILABLE SPACE

# FLOOR PLAN

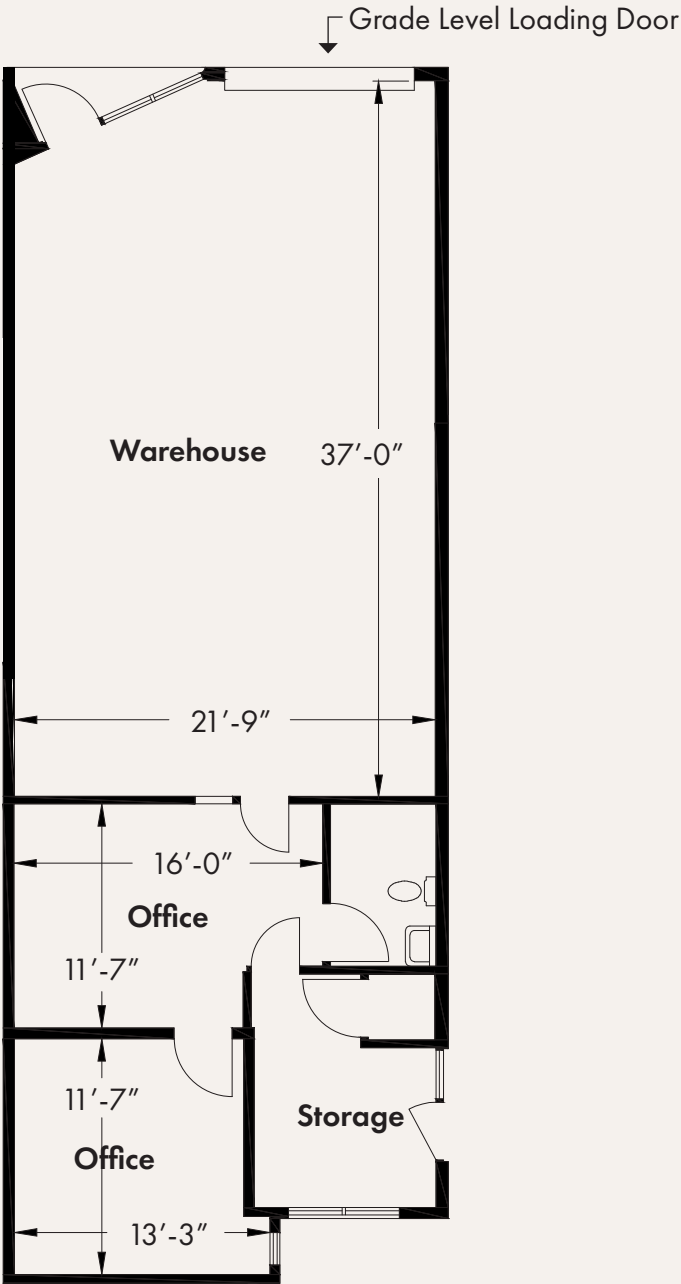
**UNIT A111**  
**1,429 RSF**

Combinable—  
A109 & A111 to ±6,771 RSF



Note—Plan shown not to scale

**MONTHLY RENT (MODIFIED GROSS)**  
**\$2,250**



# TYPICAL INTERIORS AT FIRST STREET COMMERCE CENTER



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# 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.