



DELIVERING Q2 2027!

3-BUILDING CLASS A INDUSTRIAL PARK TOTALING ±298,240 SF

1920 W UNIVERSITY DR // TEMPE, AZ

CBRE

OPUS

PROJECT OVERVIEW

3-Building Class A Industrial Park Totaling ±298,240 SF



GID Zoning City of Tempe



Enhanced University Drive Frontage Visibility Monument and Pylon Signage Branding



100% HVAC Office & Warehouse



Heavy Power of 3,000 Amps
277/480V 3 Phase Power
(Expandable)



Loading Dock High Loading with Automatic Oversized Grade Level Loading Doors 14' Wide x 16' Tall



LED Lighting



Automatic Fenced Truck Courts with 100% Concrete Paving



SITE PLAN

	BLDG A	BLDG B	BLDG C
Building Size	±78,500 SF (Divisible)	±109,870 SF (Divisible)	±109,870 SF (Divisible)
Docks	16	22	22
Drive-in Doors	6	4	4
Auto Parking	154 (1.96/1,000 SF)	178 (1.62/1,000 SF)	178 (1.62/1,000 SF)
Divisibility	Up to 2 Tenants	Up to 4 Tenants	Up to 4 Tenants
Clear Height	32'	32'	32'
Warehouse Cooling	100% Air Conditioned	100% Air Conditioned	100% Air Conditioned
Column Spacing	52' x 50'	52' x 50'	52' x 50'
Fire Sprinklers	ESFR	ESFR	ESFR



LOCATION HIGHLIGHTS



Ultra infill location in Tempe



A central position in Phoenix's Industrial and semiconductor growth corridor



Exceptional visibility and access to key arterials and airport logistics



UNPARALLELED FREEWAY ACCESS

2 Minutes / 0.7 Miles to SR-143 (Hohokam Expressway)

5 Minutes / 1.4 Miles to Broadway Curve and I-10 Freeway

5 Minutes / 1.6 Miles to Arizona Loop 202

6 Minutes / 1.8 Miles to I-10 Freeway

6 Minutes / 2.8 Miles to Phoenix Sky Harbor International Airport

WHY TEMPE



- » Centered in the Greater Phoenix Metropolitan Area
- » 6 minutes to Phoenix Sky Harbor International Airport
- » Tempe is 42 square miles
- » 5 freeways and 8 light rail stops
- » Population of 180,000+
- » 17,000+ businesses are in Tempe
- » Median age is 28.1 years
- » 42 percent of residents have Bachelor's Degrees
- » Tempe is an importer of employees — over 210,000 are employed in our city
- » 60,000+ high-tech jobs are based in Tempe



Main Campus in Tempe includes ASU Biodesign, Fulton School of Engineering, WP Carey School of Business, ASU School of Earth and Space Exploration



Nation's Most Innovative University seven years running, according to US News and World Report



100,000+ Students and 18,000+ Employees



Source: www.tempe.gov



LEASING CONTACTS

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