

# SKY HARBOR LANDING



2405 W UNIVERSITY DR | 912 S PARK LN | 918 S PARK LN | TEMPE | ARIZONA | 85281

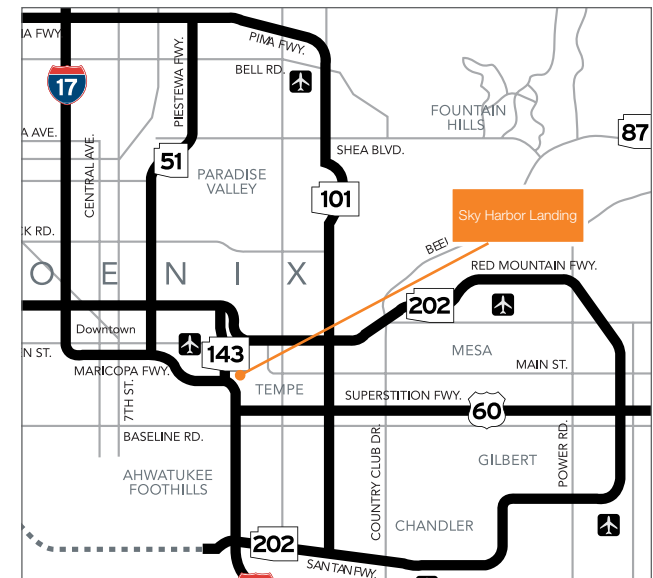
## FOR MORE INFORMATION:

**GOLDEN ST. JOHN**  
602.692.7615  
golden@vantage-commercial.com

**VANTAGE COMMERCIAL**  
Scottsdale, AZ 85258  
www.vantage-commercial.com

## PROPERTY FEATURES

- Spec Suites Available for immediate occupancy
- Each Suite contains Grade Level (12'x14' or 10'x12') and Truckwell / Dock High (8'x10') Doors
- Large Truck Court with excellent maneuverability
- 14' - 20' Warehouse Clear Heights
- GID Zoning, City of Tempe - Fully Sprinklered
- 120/208v, 3 phase - SRP
- 1.10/1,000 parking ratio
- 3 Minutes from Phx Sky Harbor Airport
- NNN Lease (Current Estimate: \$0.30/SF)



*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. Broker or landlord makes no representation as to the environmental condition of the property and recommends tenant's independent investigation.*



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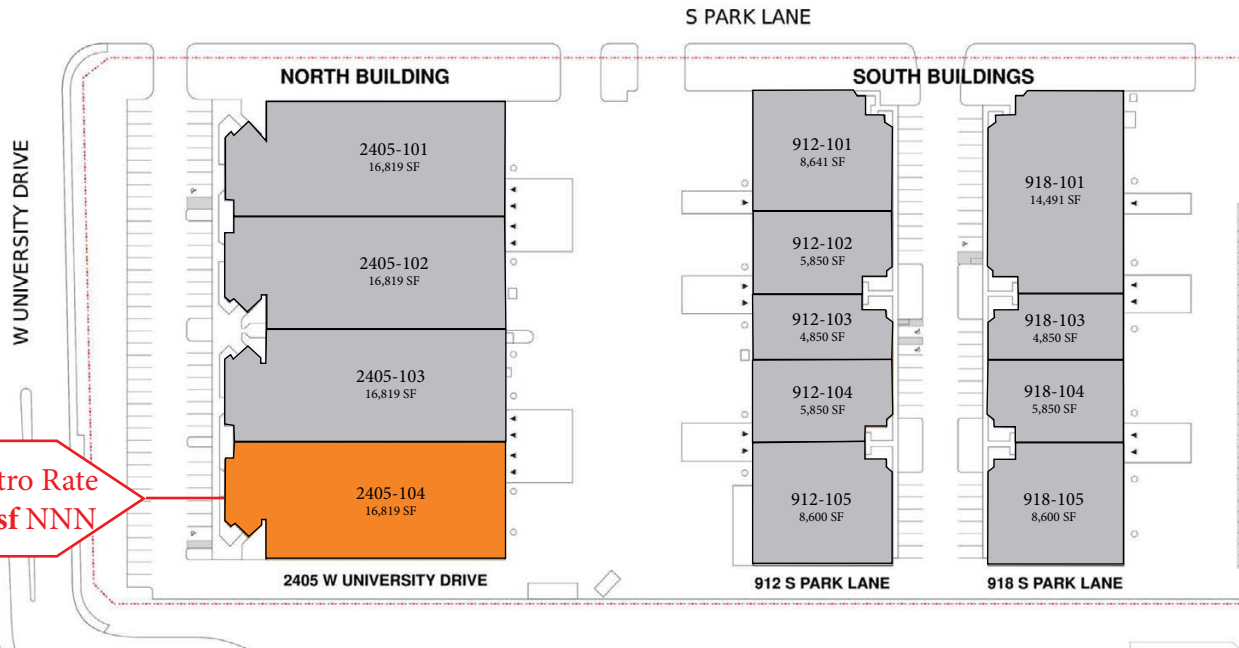
## SITE PLAN



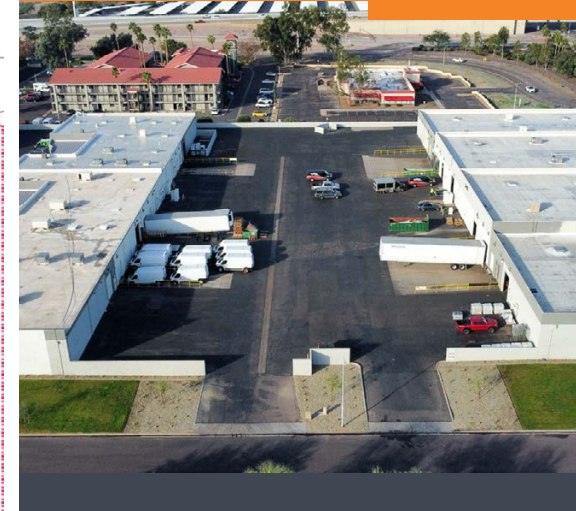
**LEGEND**

- ▲ DOCK HIGH DOORS
- GRADE LEVEL DOORS

AVAILABLE
  OCCUPIED



First Year Intro Rate  
 Only **\$0.70/sf NNN**



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### AVAILABILITIES

SUITE	SF	RATE (\$0.30 NNN)	BUILDOUT	NOTES	
2405 - 104	16,819	\$0.70 (Intro Rate)	12%: *SPEC SUITE* Atrium Lobby, 4 Offices, Conf. Room, Break Room, 3 Restrooms. <b>*SPECIAL* FIRST YEAR 50% OFF INTRO RATE!</b>	Evap Warehouse 15' - 16' Clear Height - 400 amps (2) 12x14 Grade & (2) 8x10 Docks	

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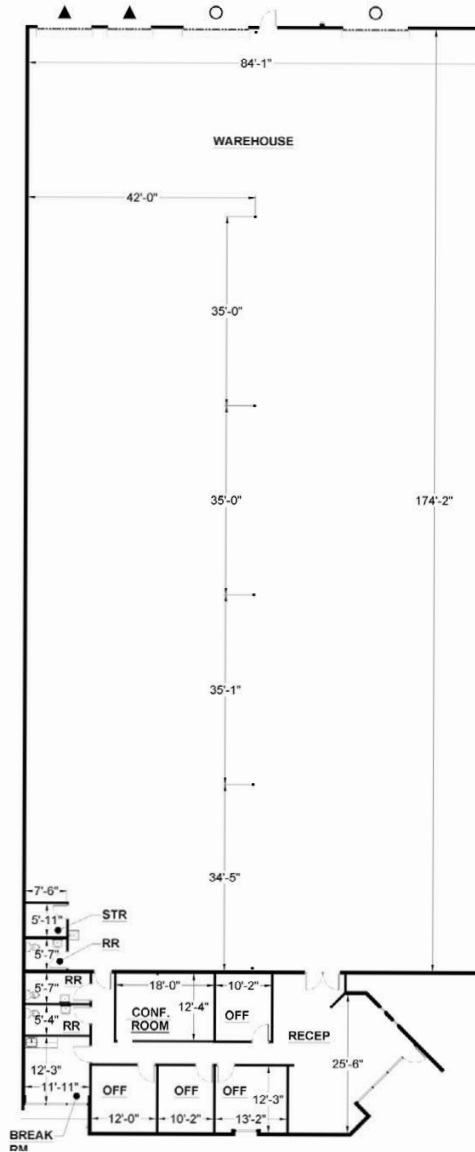
# 2405 W UNIVERSITY DR, SUITE 104



**FIRST YEAR INTRO RATE - \$0.70/SF**

**SUITE DATA:**

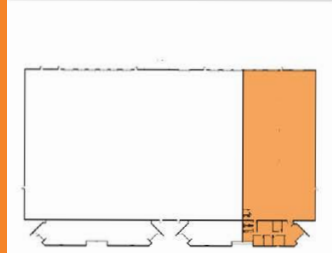
OFFICE	2,031 SF
WAREHOUSE	14,788 SF
<b>TOTAL</b>	<b>16,819 SF</b>
CLEAR HEIGHT	15'-6" - 16'-6"
○ GRADE LEVEL DOORS	2
▲ DOCK HIGH DOORS	2



**SITE KEY PLAN:**



**BUILDING KEY PLAN:**



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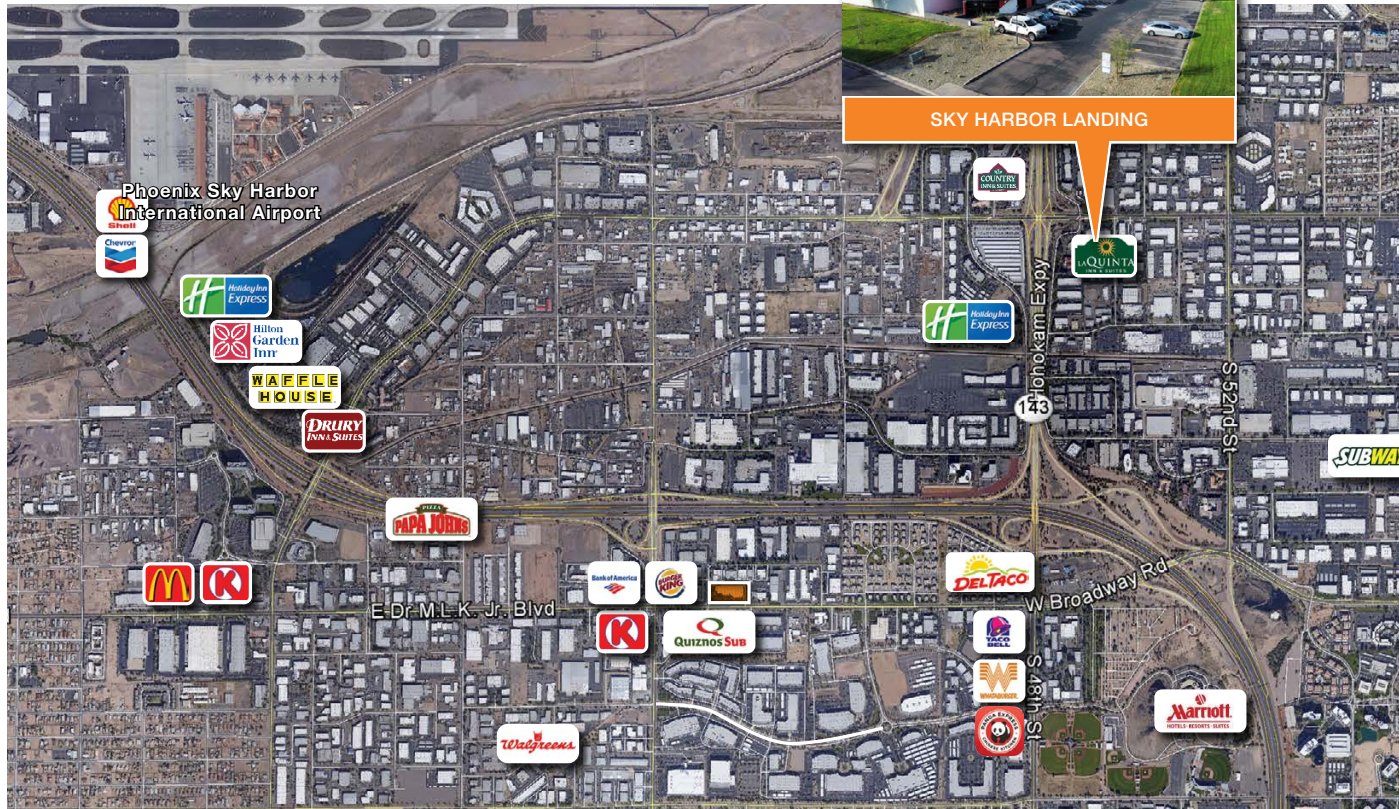
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## AMENITIES & IMPROVEMENTS



### NEARBY AMENITIES

- Sky Harbor Airport
- Subway
- Rally's Hamburgers
- Dunkin Donuts
- McDonalds
- Del Taco

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