

TEMPE INDUSTRIAL / FLEX PROPERTY

FOR LEASE

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DOWNTOWN
PHOENIX



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PROPERTY DETAILS

LEASE RATE	\$1.30/SF NNN NNNs: \$0.16/SF
AVAILABILITY	East Building: Suite 101: ±6,600 SF Suite 102: ±4,000 SF Suite 103*: ±6,000 SF Suite 104*: ±6,000 SF *Contiguous to ±12,000 SF West Building: Suite 109: ±2,000 SF Suite 111/112*: ±3,600 SF Suite 113/114*: ±3,600 SF *Contiguous to ±7,200 SF Suite 118: ±1,600 SF
BUILDING SF	±62,150 SF
LOT SIZE	±160,043 SF
ZONING	GID, Tempe 
PARCEL	139-48-004S
PARKING	80 Spaces



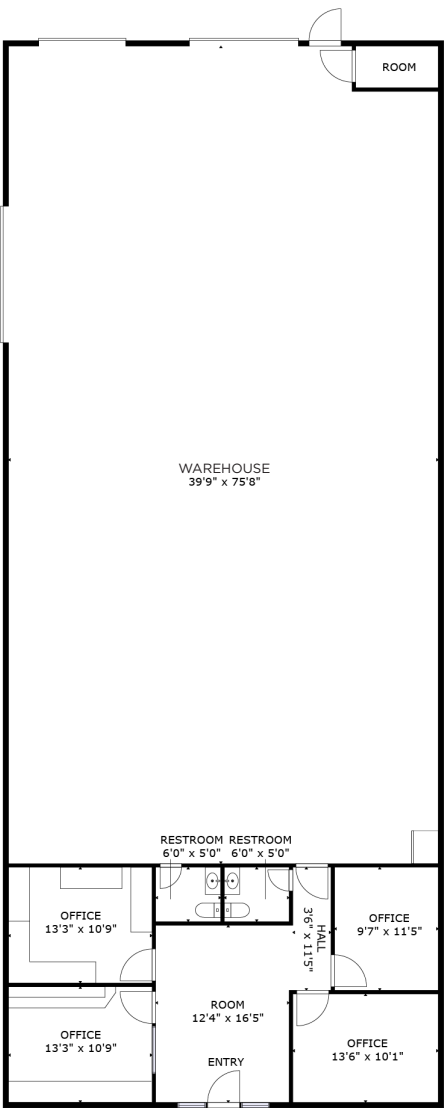
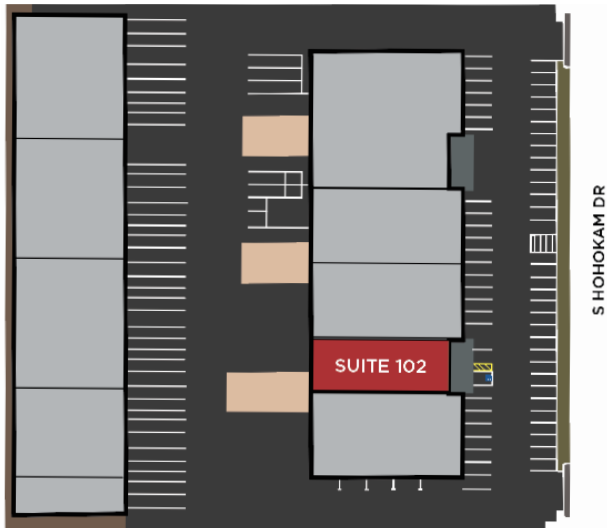
HIGHLIGHTS

- Close proximity to ASU
- 3 Phase power
- Recently paved parking lot
- New roof & paint
- Multiple grade level doors
- Multiple truck wells
- 22 total suites
- Excellent freeway access (143, 101, 202, US60)



SUITE 102 FLOORPLAN | [CLICK TO VIEW VIRTUAL TOUR](#)

SUITE SIZE	±4,000 SF
GRADE LEVEL DOOR	10' x 12'
TRUCKWELL DOOR	8' x 8'
WAREHOUSE	EVAP

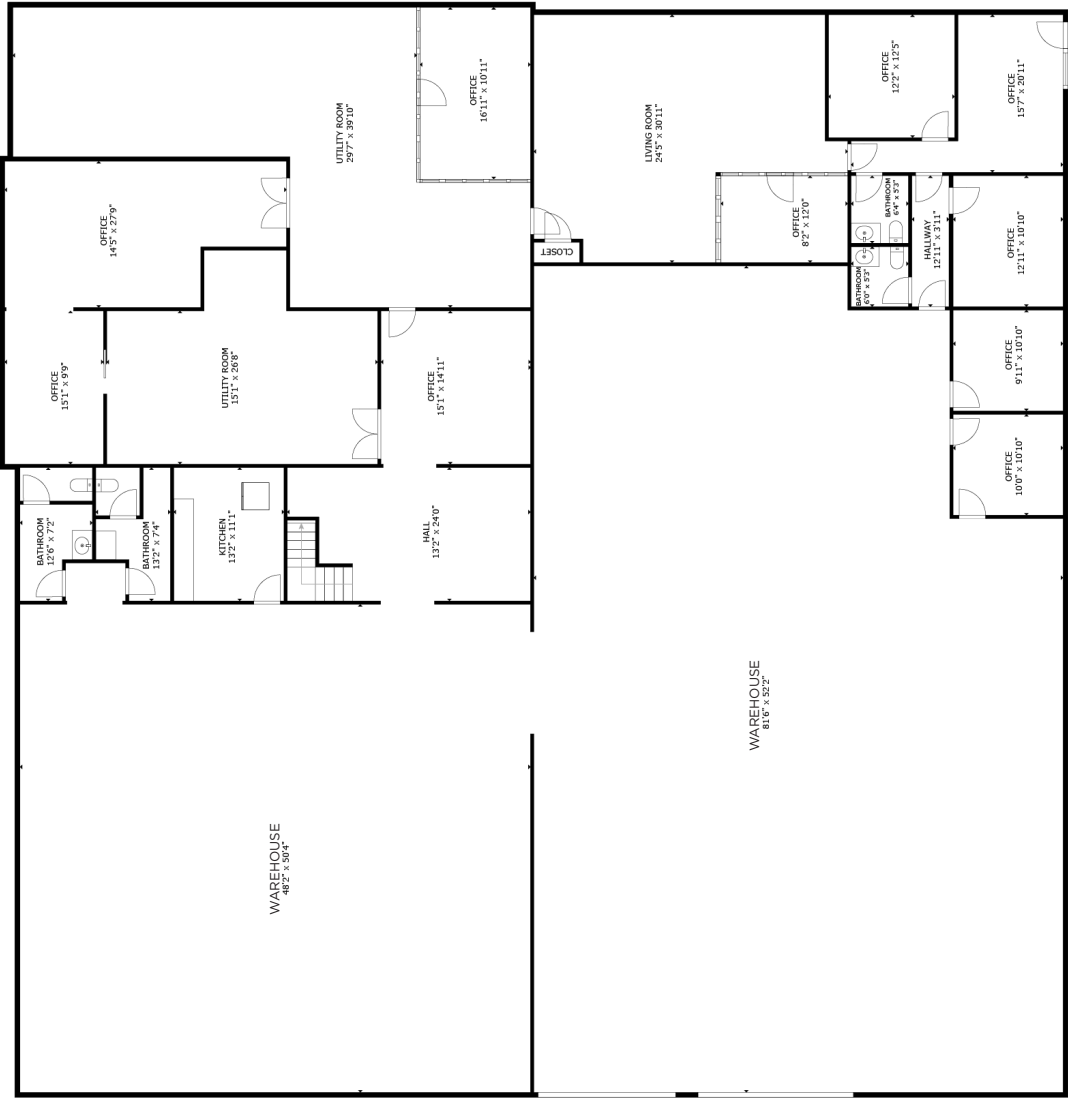
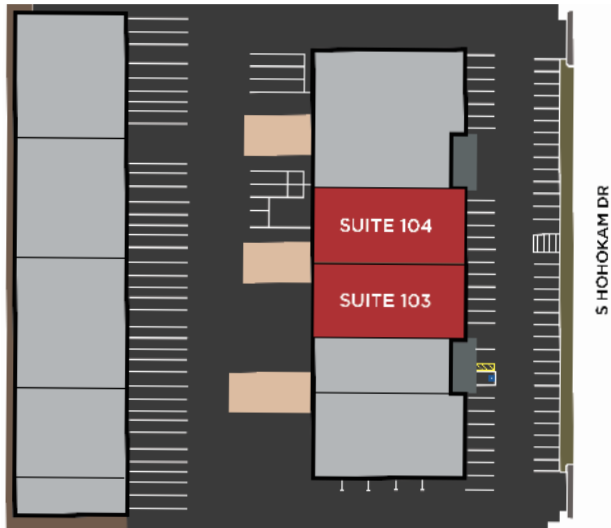


SUITES 103 & 104 FLOORPLAN

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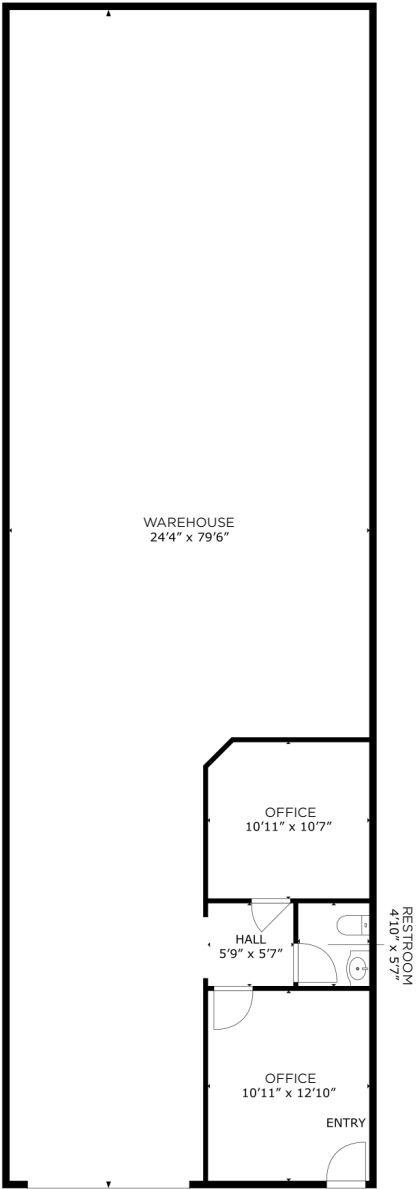
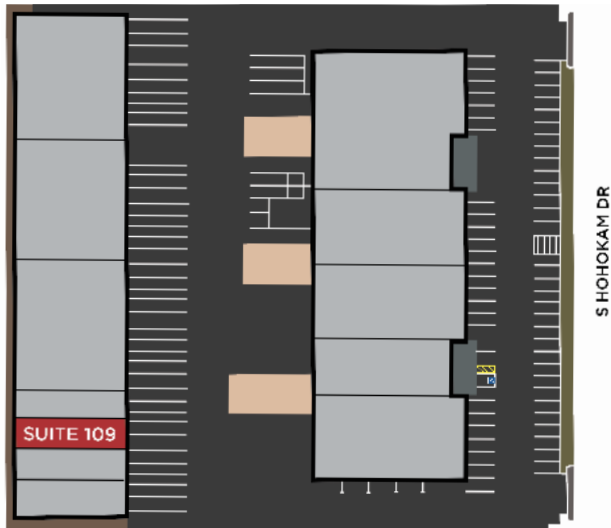
SUITE SIZE	SUITE 103*: ±6,000 SF SUITE 104*: ±6,000 SF
GRADE LEVEL DOOR	Two 10' x 12' Doors
TRUCKWELL DOOR	Two 8' x 8' Doors
WAREHOUSE	HVAC
POWER	2400A 120/208, 277/480V, 3P

*Contiguous to ±12,000 SF



SUITE 109 FLOORPLAN | [CLICK TO VIEW VIRTUAL TOUR](#)

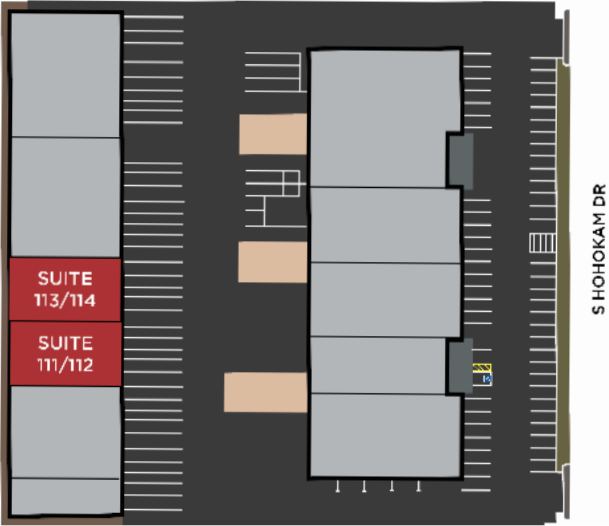
SUITE SIZE	±2,000 SF
GRADE LEVEL DOOR	10' x 10'
WAREHOUSE	EVAP



SUITES 111 - 114 FLOORPLAN

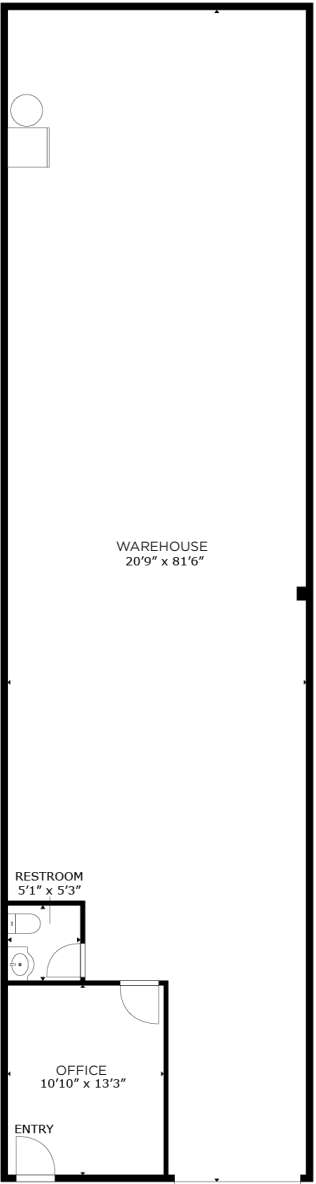
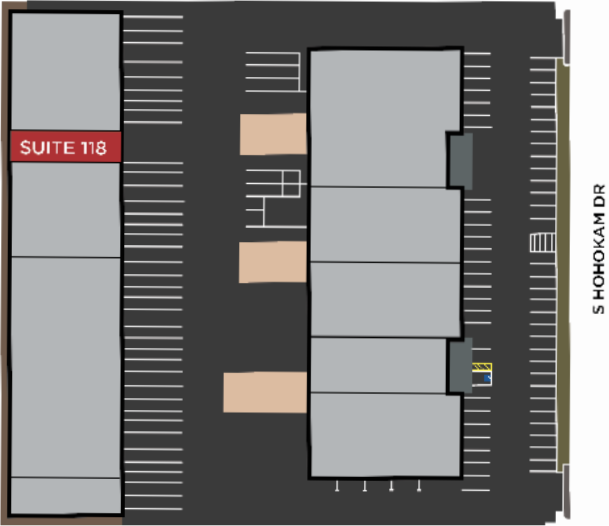
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SUITE SIZE	±3,600 - 7,200 SF
GRADE LEVEL DOOR	Two 10' x 10' Door & Two 8' x 8' Door
WAREHOUSE	HVAC



SUITE 118 FLOORPLAN | [CLICK TO VIEW VIRTUAL TOUR](#)

SUITE SIZE	±1,600 SF
GRADE LEVEL DOOR	8' x 8'
WAREHOUSE	EVAP





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