

TEMPE INDUSTRIAL WAREHOUSE

FOR LEASE

2113 W 7TH ST
TEMPE, AZ 85281

LEVROSE
COMMERCIAL REAL ESTATE



WWW.LEVROSE.COM



LANDON MCKERNAN
PARTNER
lmckernan@levrose.com
480.294.6571

MARK CASSELL
PARTNER
mcassell@levrose.com
480.868.8003

CAMERON MILLER
ADVISOR
cmiller@levrose.com
480.294.6584

JOE JONES
ADVISOR
jjones@levrose.com
480.257.7900

PROPERTY DETAILS

LISTING ADDRESS	2113 W 7TH ST TEMPE, AZ 85281
LEASE RATE	\$1.30/SF NNN NNNs: \$0.15/SF
BUILDING SIZE	±28,539 SF
LOT SIZE	±85,900 SF (±1.97 AC)
ZONING	GID, Tempe 
PARCEL	124-39-057
YEAR BUILT	1994

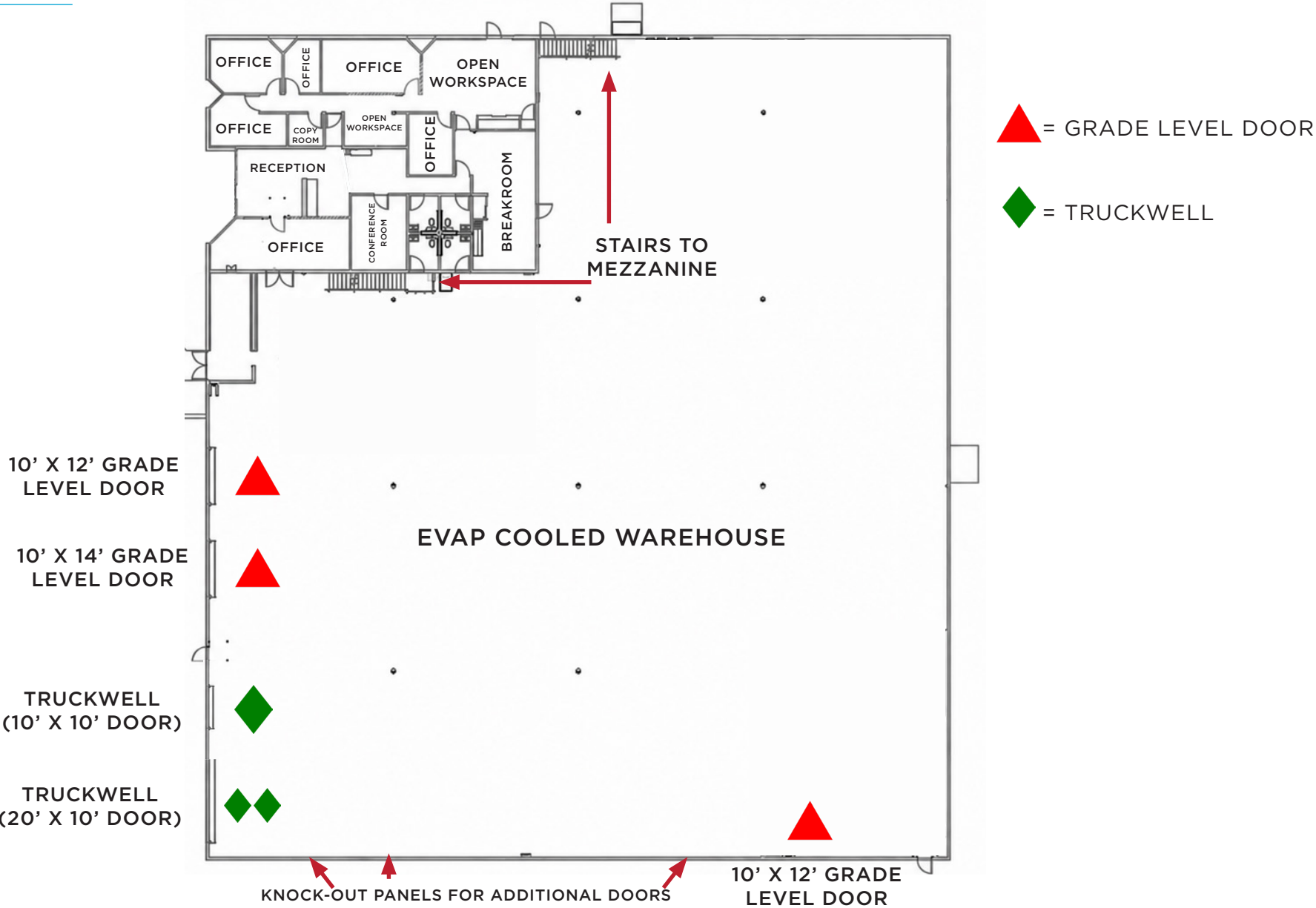


PROPERTY HIGHLIGHTS

- Power: 800A, 277/480V, 3-phase (tenant to confirm)
- $\pm 22'$ clear height
- ± 1 AC fenced and gated yard
- Three (3) truckwell positions (one 10' x 10' door, one double-wide 20' x 10' door)
- Three (3) grade-level doors (one 10' x 14', two 10' x 12')
- Knock-out panels for three (3) additional grade-level doors
- 12.5% office / 87.5% warehouse
- Evaporative-cooled warehouse (new units)
- Concrete tilt-up construction
- Fire sprinklers
- $\pm 3,535$ SF bonus mezzanine
- Office build-out: 7 private offices, bullpen, reception, conference room, breakroom, copy room, 4 restrooms
- Camera system
- Skylights



FLOORPLAN





±3,535 SF BONUS MEZZANINE





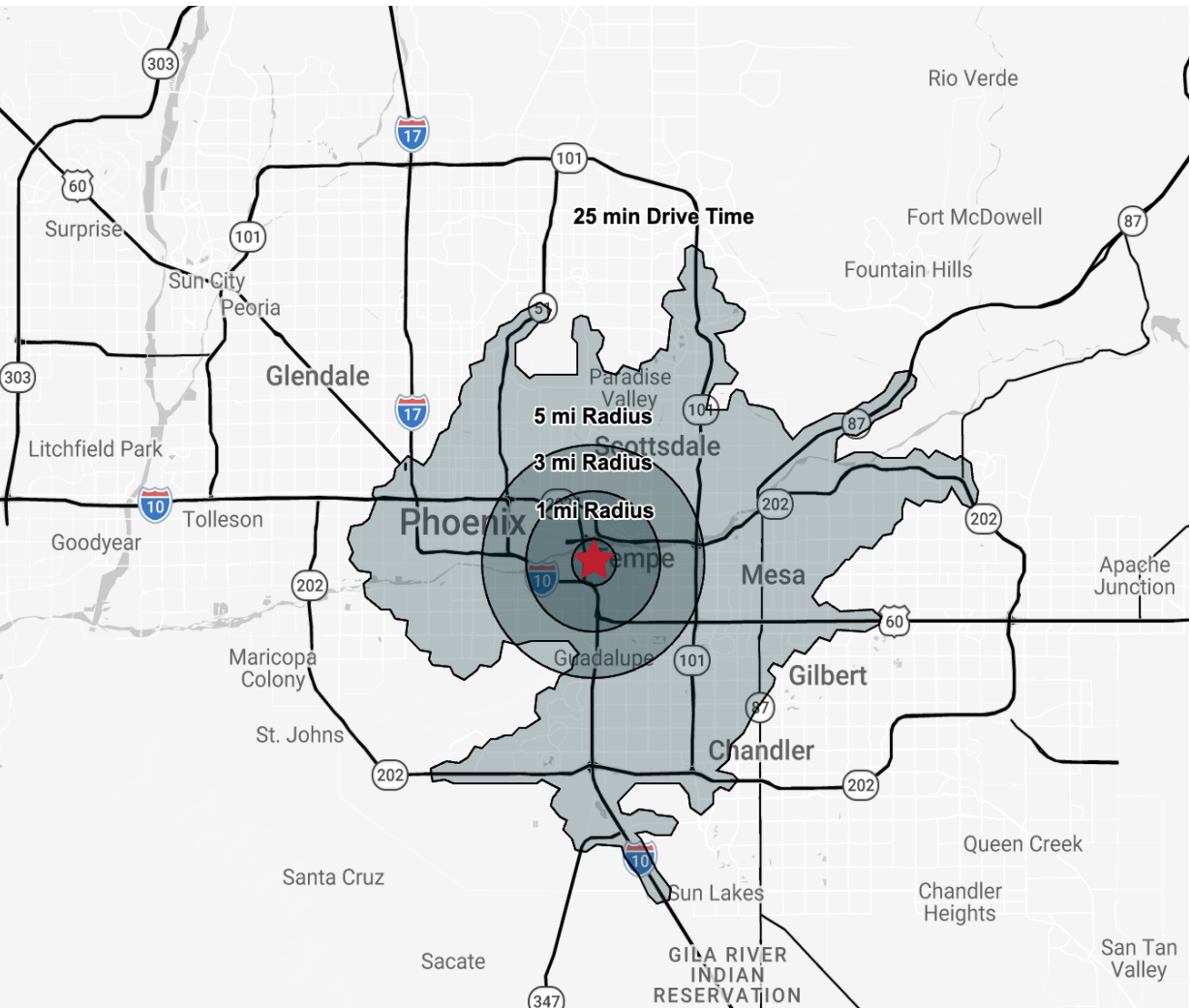


HIGHWAY DRIVE TIME

- Loop 202 (Red Mountain), Priest Dr on-ramp | ± 2 miles, ± 6 minutes. (East & Westbound access)
- SR-143 (Hohokam), University Dr on-ramp | ± 0.5 miles, ± 2 minutes. (North and Southbound access)



DEMOGRAPHICS



POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2025	4,408	95,762	330,657
2030	4,361	96,119	329,257

HOUSEHOLDS

YEAR	1 MILE	3 MILES	5 MILES
2025	2,141	39,774	140,293
2030	2,149	40,484	141,258

AVERAGE INCOME

YEAR	1 MILE	3 MILES	5 MILES
2025	\$97,567	\$99,272	\$107,630

MEDIAN INCOME

YEAR	1 MILE	3 MILES	5 MILES
2025	\$69,548	\$78,988	\$84,007

EMPLOYEES

YEAR	1 MILE	3 MILES	5 MILES
2025	17,714	131,497	245,847

BUSINESSES

YEAR	1 MILE	3 MILES	5 MILES
2025	1,013	7,675	19,724

TEMPE CITY OVERVIEW

ACCESSIBLE LOCATION

Tempe is situated in the heart of the Valley and just 10 minutes from Phoenix Sky Harbor International Airport. The city is a top technology center in Arizona and a leading choice for major corporations. Primary city initiatives focus on transportation, accessibility, sustainability, quality of life, inclusivity, and more. There are over 210,000 employees in Tempe and Arizona State University employs the majority of daytime employees.

GROWING POPULATION

Tempe continues to be one of the fastest-growing and most dynamic cities in the Phoenix metropolitan area, with its population reaching approximately 192,000 residents in 2026. A major driver of this growth is Arizona State University (ASU), whose Tempe campus serves as the city's economic and innovation hub. With more than 100,000 students across the university system and over 55,000 attending the Tempe campus, ASU fuels demand for housing, retail, entertainment, and employment while supplying a highly educated workforce that attracts technology companies, startups, and corporate investment. Together, Tempe's steady population growth and ASU's expanding presence continue to reinforce the city's reputation as one of Arizona's premier destinations for business, innovation, and talent.



LANDON MCKERNAN, PARTNER
lmckernan@levrose.com
480.294.6571

MARK CASSELL, PARTNER
mcassell@levrose.com
480.868.8003

CAMERON MILLER, ADVISOR
cmiller@levrose.com
480.294.6584

JOE JONES, ADVISOR
jjones@levrose.com
480.257.7900

QUALITY VANS
SPECIALTY VEHICLES

LEVROSE

COMMERCIAL REAL ESTATE

TCN
WORLDWIDE
REAL ESTATE SERVICES

This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

WWW.LEVROSE.COM