

INDUSTRIAL SPACE AVAILABLE FOR LEASE

FAIR LANE BUSINESS PARK

3202-3254 S FAIR LN
TEMPE, AZ 85282

LEASE RATE

CONTACT AGENT



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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

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COMMERCIAL PROPERTIES INC.

Locally Owned, Globally Connected. CORFAC

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

INDUSTRIAL SPACE AVAILABLE FOR LEASE

Total Size	68,031 SF
Unit Sizes	1,600 - 14,000 SF
Year Built	1980 (Renovated 2024)
Tenancy	Multiple
Zoning	GID, City of Tempe
Frontage	S Fair Ln
Parking Ratio	10/1,000



100% A/C Cooled Warehouses



Secured Parking



LED Lighting



Near Sky Harbor International Airport



New Flooring & Paint in Interior Units



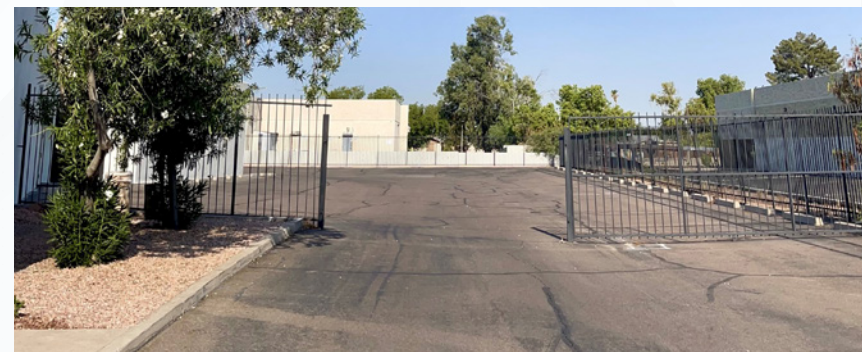
10'x10' Roll Up Doors

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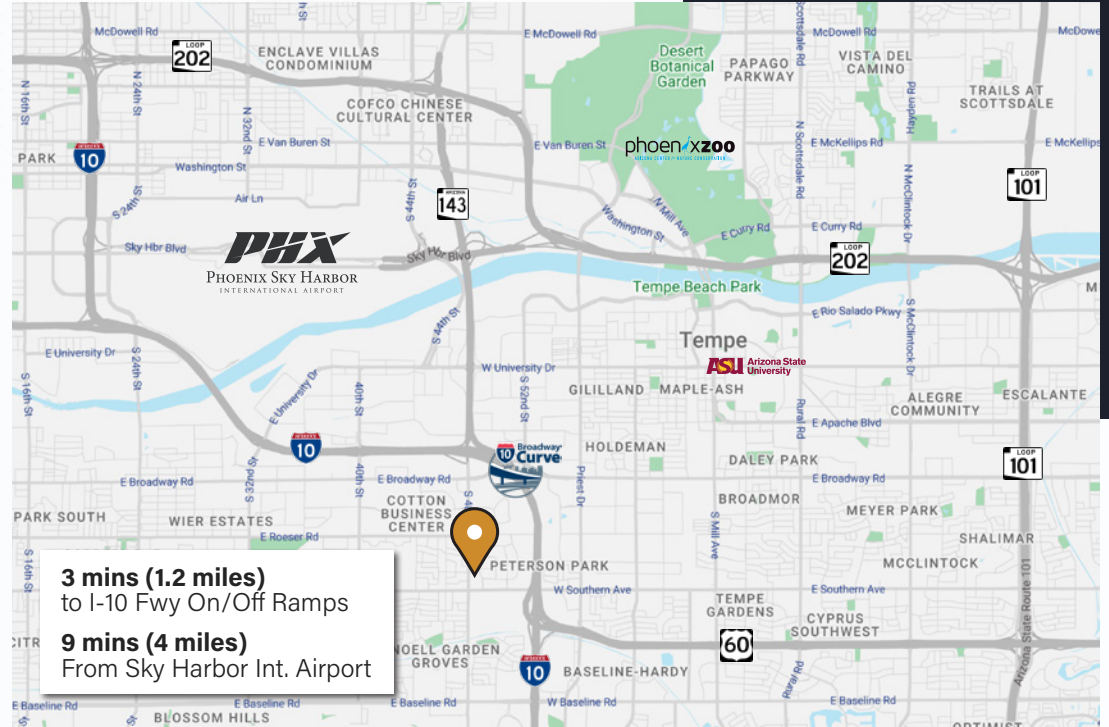
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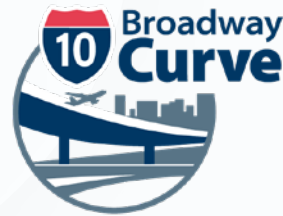
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LOCATION HIGHLIGHTS

- Centralized location offers easy access to all of Metro Phoenix via nearby major freeways (I-10 & US-60)
- Minutes from Sky Harbor International Airport
- Close proximity to Arizona State University
- Frontage on S Fair Ln with multiple access points
- Near Broadway Curve Improvement Project



The I-10 Broadway Curve Improvement Project runs along 11 miles of Interstate 10 between the Loop 202 (Santan/South Mountain Freeway) and I-17 near Phoenix Sky Harbor International Airport. Additional work will occur on approximately one mile of east and westbound US 60 between I-10 and Hardy Dr and on approximately one mile of north and southbound State Route 143 between I-10 and the southern end of the SR 143 bridge over the Salt River. This is ADOT's largest urban freeway reconstruction project.

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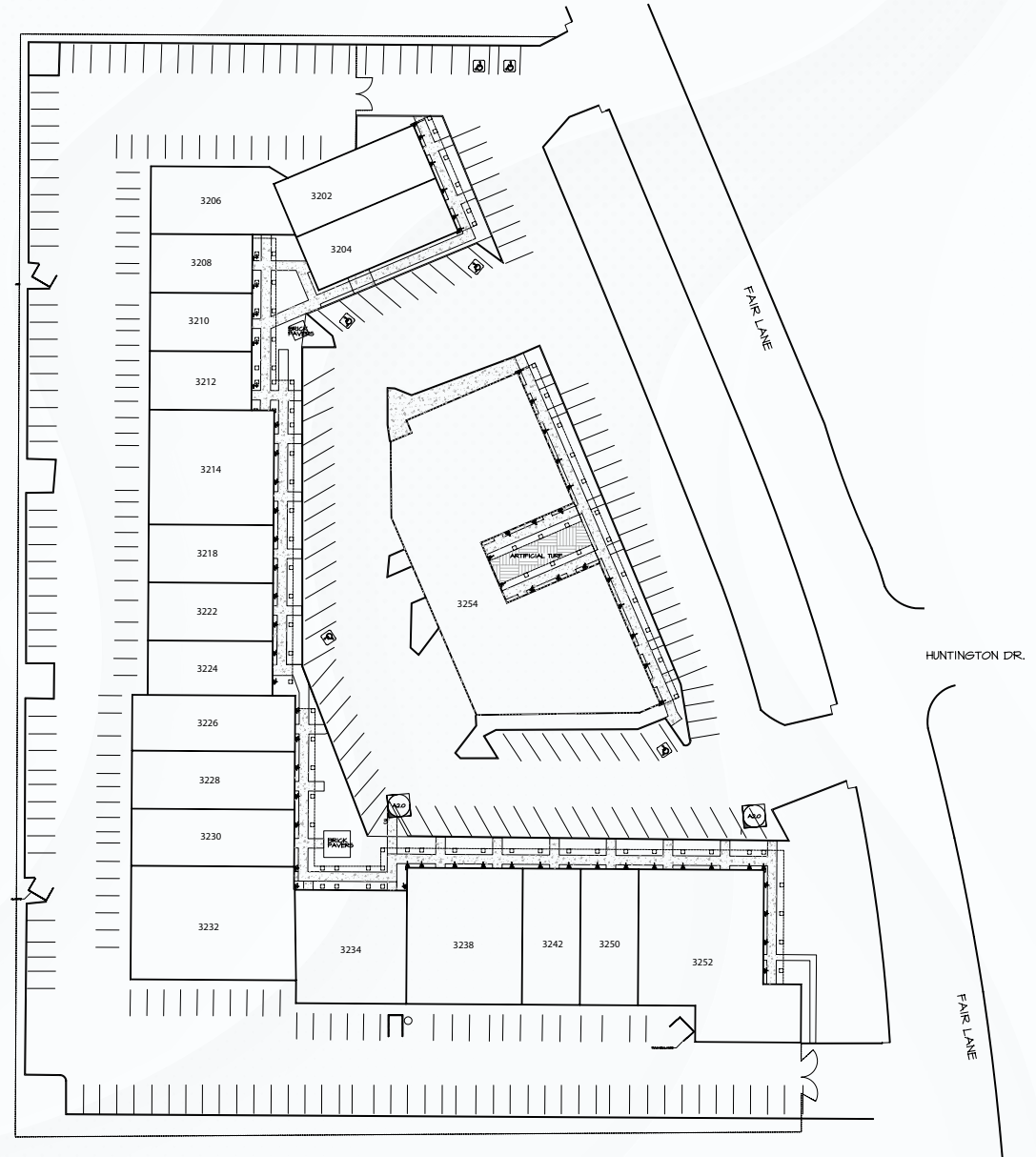
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