

# 1407 WEST DRIVERS WAY | TEMPE, ARIZONA 85284

## AVAILABLE FOR SALE



### Todd Hamilton

Partner/Designated Broker  
602.909.8759  
todd@citywidecre.com

### Chad Neppi

Senior Vice President  
602.695.4909  
cneppi@citywidecre.com

### Vince Utucu

Sales & Leasing  
773.807.6674  
vince@citywidecre.com

2122 East Highland Avenue, Suite 225 • Phoenix, Arizona 85016 602.313.1000 • citywidecre.com



All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice and to any special listings conditions, including the rate and manner of payment of commissions for particular offerings imposed by principals or agreed to by the company, the terms of which are available to interested principals or brokers. All dimensions are approximate. Owner and/or Broker make no representations expressed or implied as to the accuracy of floor plan/site plan dimensions.

# PROPERTY DETAILS

- +/- 18,548 Square Feet Total
  - +/- 15,669 SF First Floor Office/Warehouse
  - +/- 2,879 SF Second Floor Office
- +/- 1.44 Acre Site
- 1,600 Amps, 277/480V, 3 Phase Power
- 100% HVAC
- 24' Clear Height
- I-1 Zoned
- 54 Parking Stalls
- 10' x 12' Grade Level Door (Option to Expand to 2 Doors)
- Ready for Occupancy 7/1/2026

**FOR SALE:**  
**\$4,250,000 (\$229/SF)**

## Todd Hamilton

Partner/Designated Broker  
602.909.8759  
todd@citywidecre.com

## Chad Nepl

Senior Vice President  
602.695.4909  
cnepl@citywidecre.com

## Vince Utucu

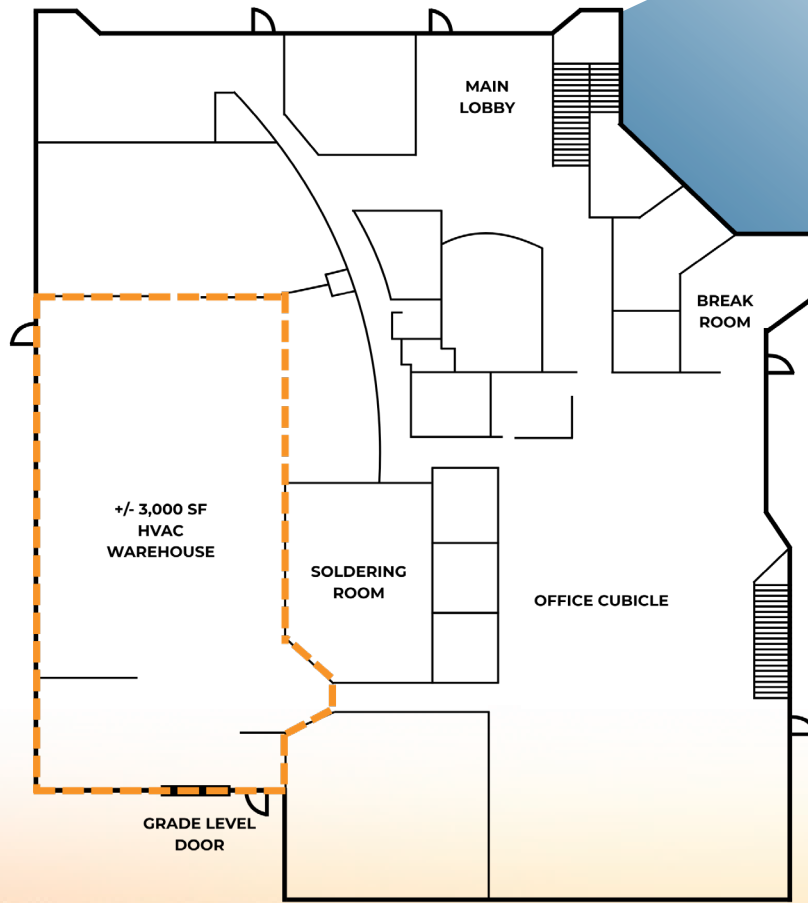
Sales & Leasing  
773.807.6674  
vince@citywidecre.com



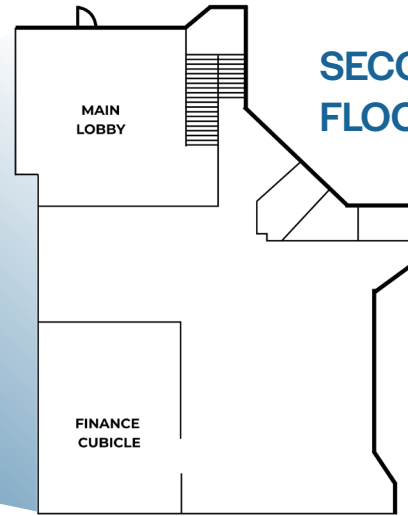


# FLOOR PLAN

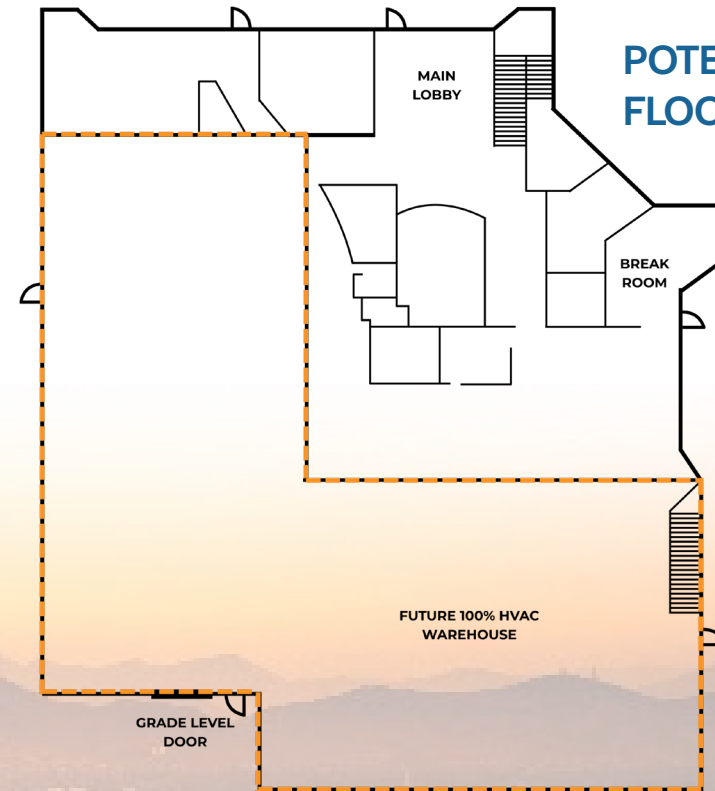
## EXISTING FLOOR PLAN



## SECOND FLOOR



## POTENTIAL FLOOR PLAN



### Todd Hamilton

Partner/Designated Broker  
602.909.8759  
todd@citywidecre.com

### Chad Nepl

Senior Vice President  
602.695.4909  
cnepl@citywidecre.com

### Vince Utucu

Sales & Leasing  
773.807.6674  
vince@citywidecre.com