



2150 E RIO SALADO PKWY, TEMPE, AZ 85281

INDUSTRIAL BUILDING & YARDS FOR LEASE

THE **LEROY BREINHOLT**
TEAM

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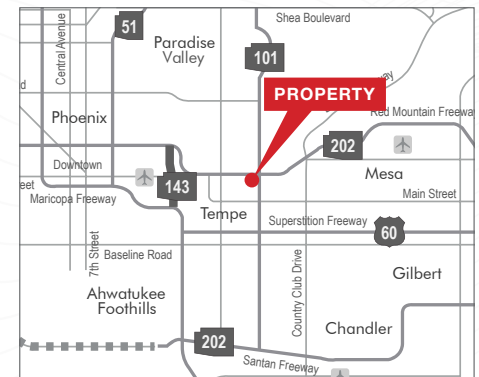
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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about 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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PROPERTY FEATURES

- 50,000 SF Single-Tenant Industrial Building
- Adjacent Yards Can be Included or Leased Separately
- Strategically located with easy access to the Loop 101 & Loop 202 Freeways
- Dock-High & Grade-Level Loading
- 23' Clear Heights
- Heavy Power
- I-2 Zoning





INDUSTRIAL BUILDING

Address	2150 E Rio Salado Pkwy Tempe, AZ 85281
Building Size	±50,000 SF (±10,250 SF Office & ±39,750 SF Warehouse)
Year Built	1997
Tenancy	Single Tenant
Zoning	I-2
Yard	IOS Options Available (see following page for details)
Clear Height	24'
Warehouse A/C	EVAP Cooled
Grade Level Doors	4
Loading Docks	5
Power	Heavy Power
Parking	60 Spaces (Covered Parking Available)
Office Layout	Reception, 6 Offices, 2 Conference Rooms, Break Room, 3 Bull Pens, & 6 Restrooms



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Locally Owned. Globally Connected. CORFAC

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*AVAILABLE FOR LEASE

Size	Type	Status
±70,292 SF	Fenced Yard	LEASED
±25,600 SF	Fenced Yard	LEASED
±29,200 SF	Fenced Yard	LEASED
±33,950 SF	Fenced Yard	LEASED
±10,000 SF	Fenced Yard	LEASED
±10,000 SF	Fenced Yard	AVAILABLE
±100,191 SF	Fenced Yard	LEASED
±58,130 SF	Fenced Yard	AVAILABLE
±50,927 SF	Building & Yard	LEASED
±160,878 SF	Building & Yard	AVAILABLE

*Contact Brokers for More Information:

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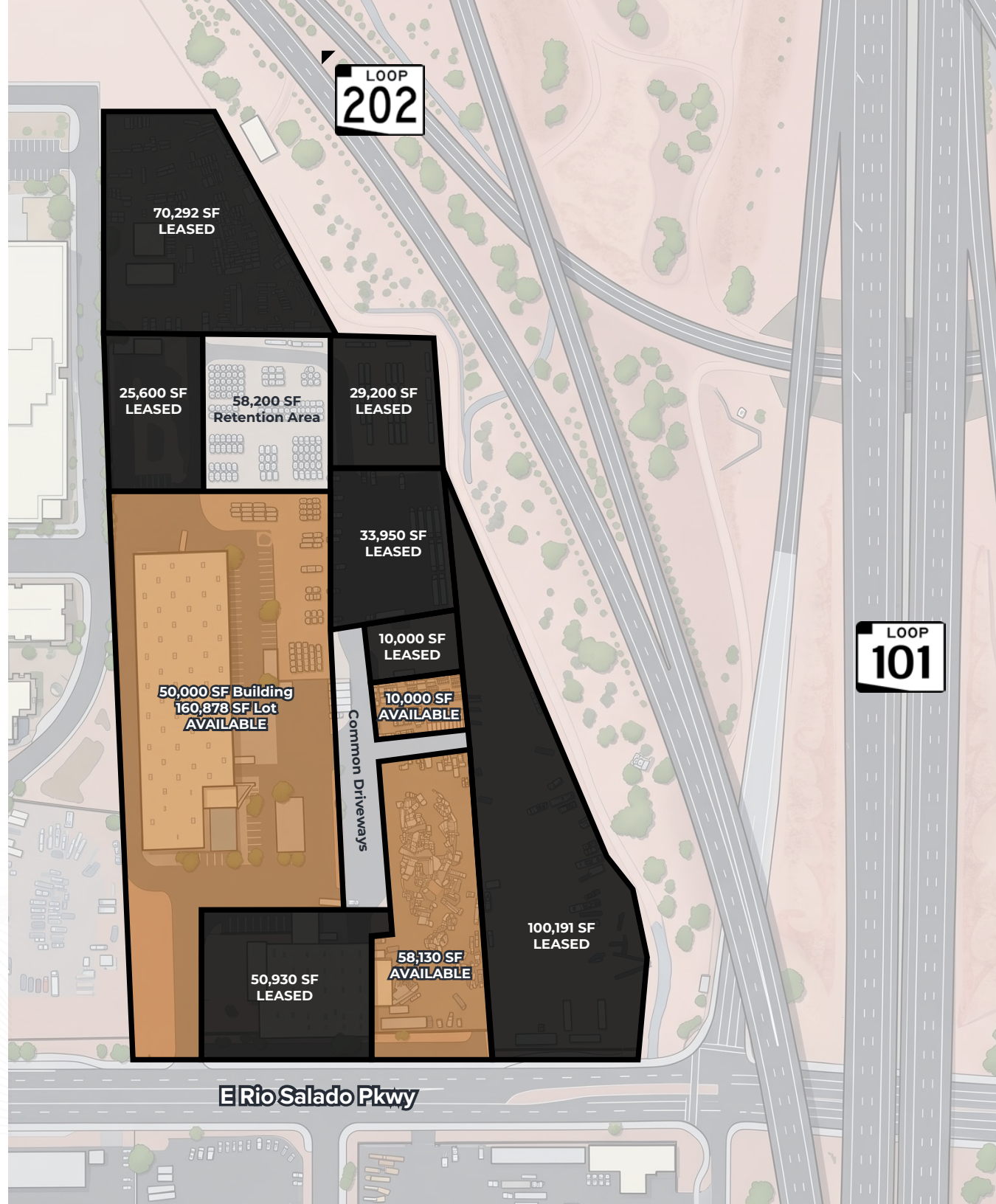
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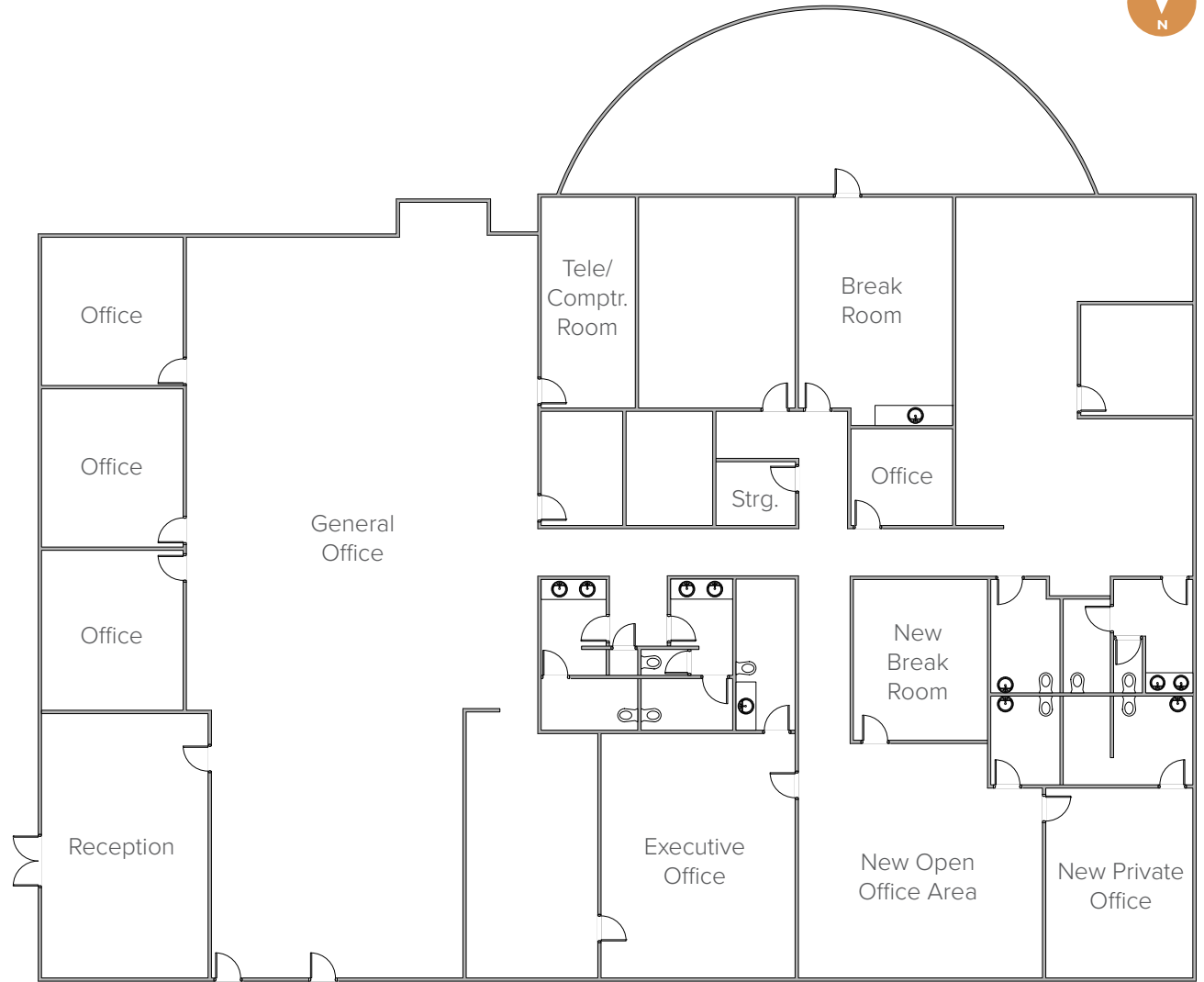


E Rio Salado Pkwy



OFFICE LAYOUT

- Reception
- 6 Offices
- 2 Conference Rooms
- Break Room
- 3 Bull Pens
- 6 Restrooms



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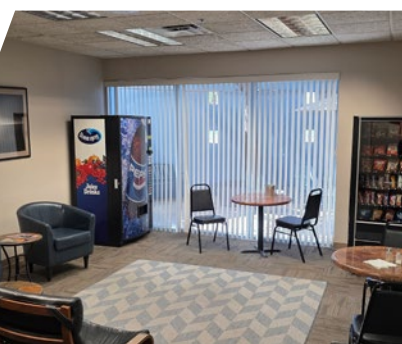
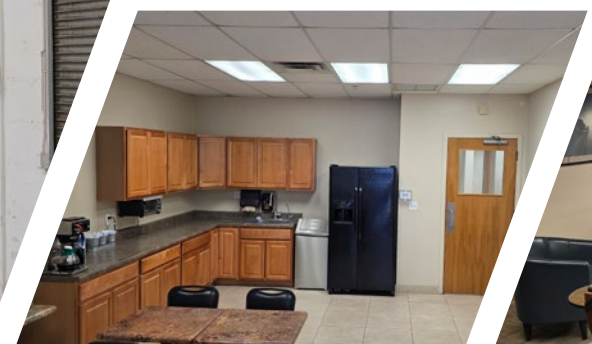
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ASU Arizona State University

PHX
PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT

· TEMPE ·
MARKETPLACE

LOOP
202

SITE

E Rio Salado Pkwy

LOOP
101

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AREA OVERVIEW

- Centralized location in Tempe, Arizona
- Easy access to the Loop 101 Fwy via E University Dr
- Down the street from Tempe Marketplace
- Close proximity to Arizona State University and Sky Harbor International Airport
- ~ 20 minute drive to Downtown Phoenix



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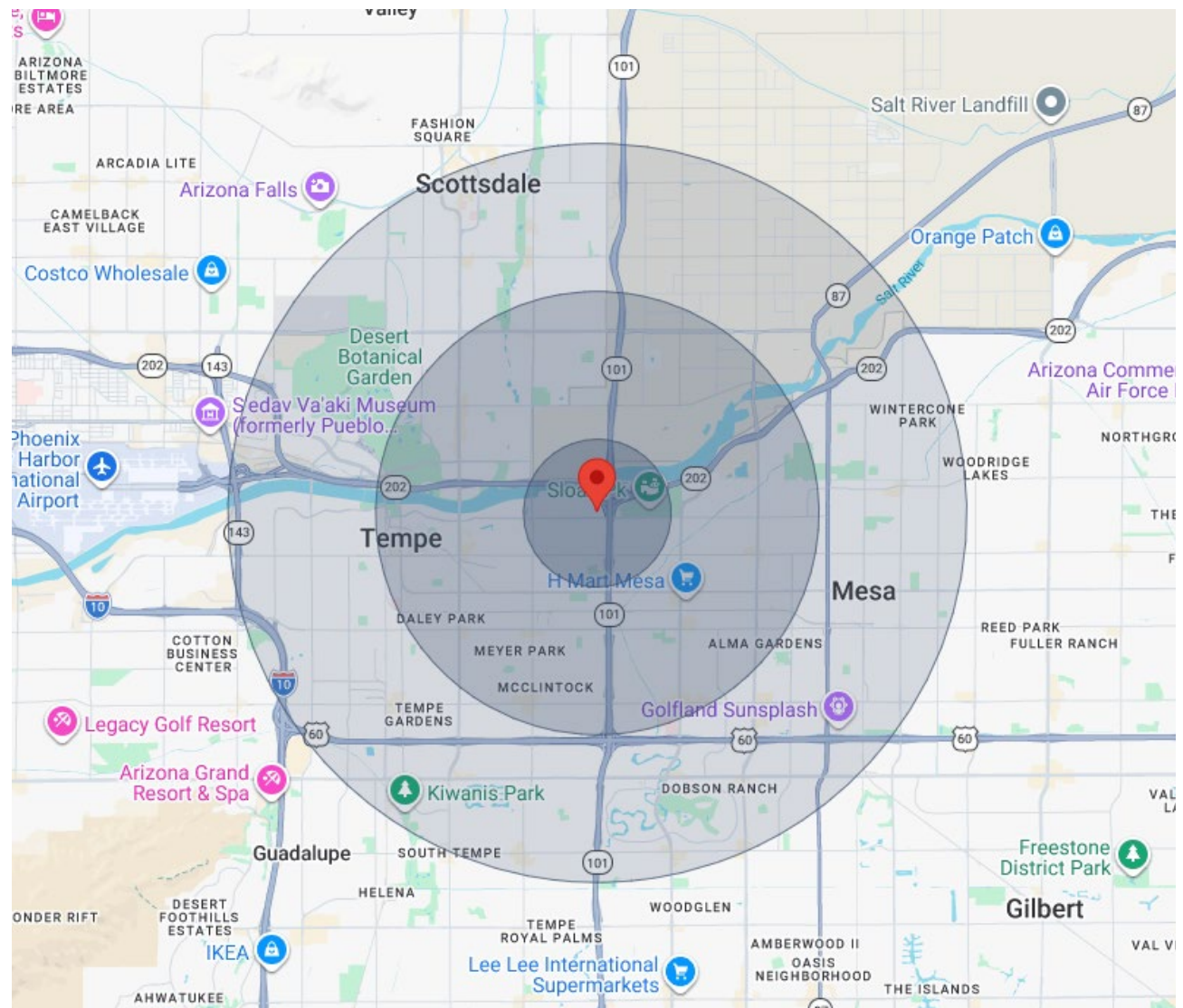
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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 Population	10,285	147,250	370,508
Annual Growth 2020 - 2025	3.2%	1.3%	1.4%
2025 Households	4,747	61,901	156,720
Median Age	31.7	31.8	33.7
Bachelor's Degree or Higher	35%	37%	35%
Avg HH Income	\$85,679	\$83,672	\$91,377
Total Consumer Spending	\$128.5M	\$1.7B	\$4.5B
Daytime Employment	8,971	103,912	247,339
Businesses	769	7,128	21,534
Median Home Value	\$306,870	\$409,501	\$440,151
Median Year Built	1993	1982	1980



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