



FOR LEASE | INDUSTRIAL

# 820 N McClintock Dr

820 N McClintock Dr | Tempe, AZ 85288

PRESENTED BY:

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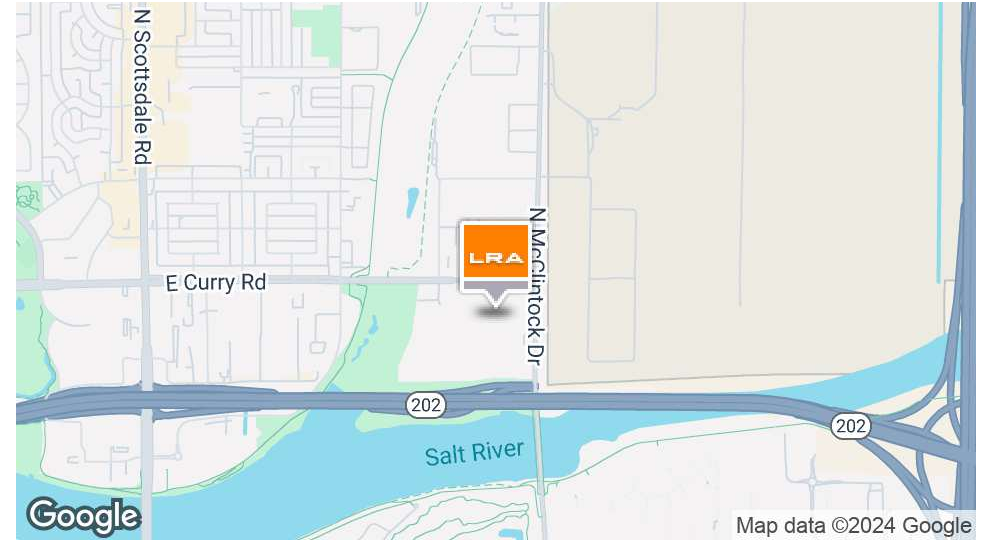




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## PROPERTY OVERVIEW

Exceptional commercial property now available for lease. This modern and attractive building boasts easy access to 202, making it a prime location for businesses seeking convenience and visibility. The large lot provides ample parking for employees and visitors. Whether you are a startup, expanding business or established company, this property offers a sleek and functional space that is sure to leave a lasting impression

# Warehouse Space In Rear Of Lot

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## OFFERING SUMMARY

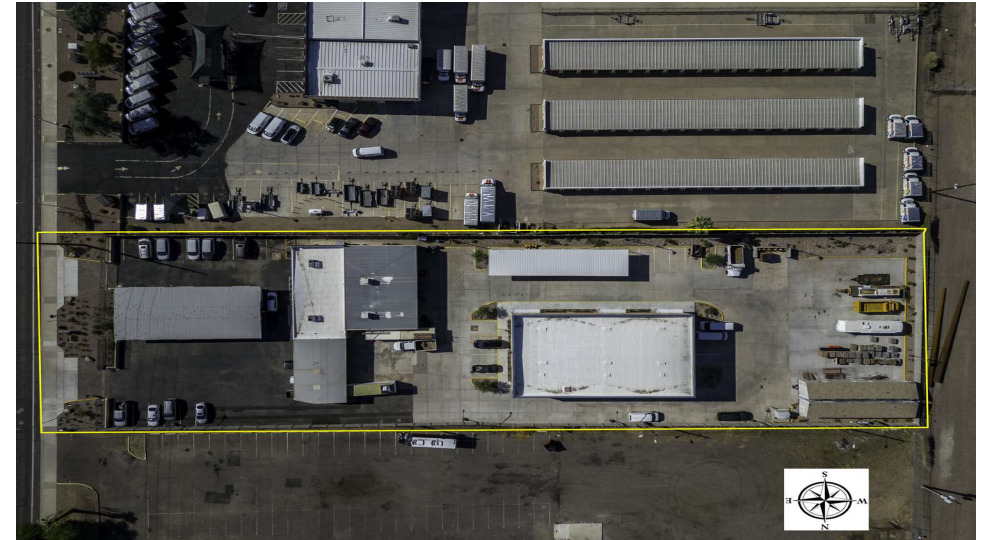
Lease Rate:	Negotiable
Building Size:	6,650 SF
Available SF:	6,650 SF
Number of Units:	1
Year Built:	2024
Zoning:	GID

## PROPERTY HIGHLIGHTS

- Prime access to 202 for convenient commuting
- Spacious interior layout for flexible office configurations
- High visibility for enhanced business exposure
- Large lot with ample parking for employees and visitors
- Energy-efficient features for cost savings and sustainability
- Proximity to amenities for staff convenience
- Secure entry and on-site security for peace of mind
- Customizable signage opportunities for brand visibility

# Large Lot Centrally Located

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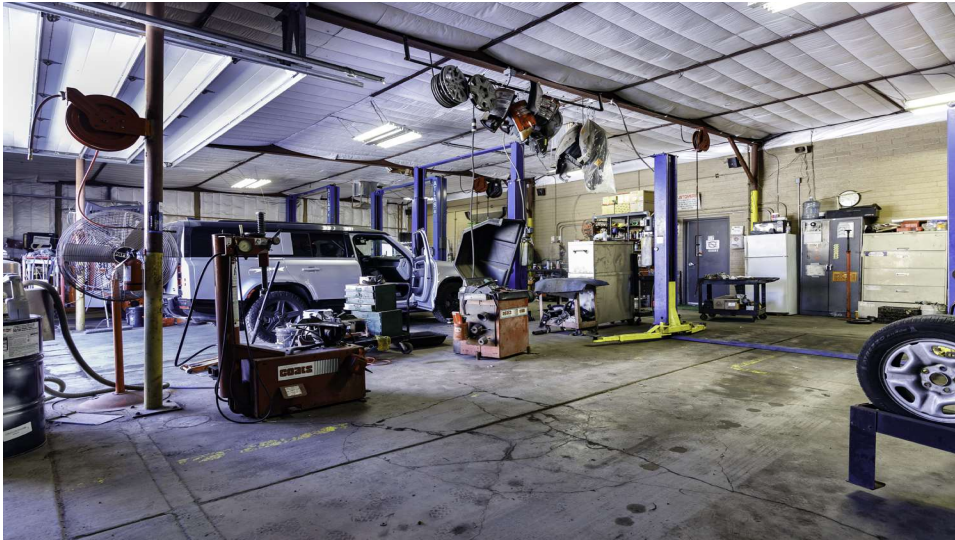




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# Newly Constructed Warehouse

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[www.lrarealestate.com](http://www.lrarealestate.com)

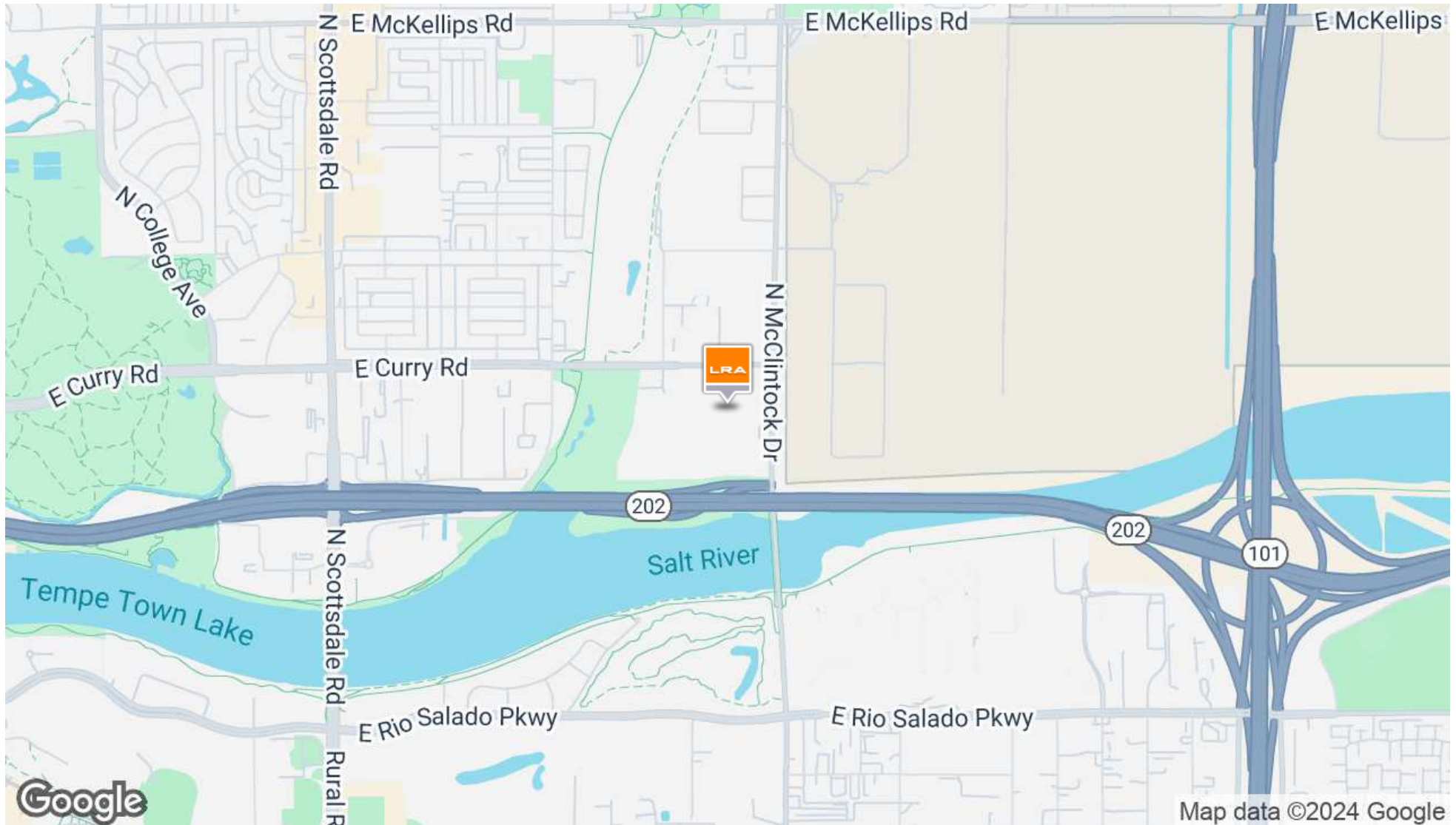
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# Retailer Map

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# Site Demographics

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### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	201	985	4,644
Average Age	30	32	33
Average Age (Male)	30	32	33
Average Age (Female)	30	32	34

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	120	526	2,225
# of Persons per HH	1.7	1.9	2.1
Average HH Income	\$94,221	\$96,572	\$95,600
Average House Value	\$657,920	\$536,809	\$438,619

Demographics data derived from AlphaMap

