

TEMPE SUBLEASE OPPORTUNITY



FOR SUBLEASE ±39,996 SF INDUSTRIAL

1120 W. FAIRMONT DR. | TEMPE | AZ

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FOR MORE INFORMATION,
PLEASE CONTACT:

PROPERTY HIGHLIGHTS



±39,996 SF
Available



±1,667 SF
Office



EVAP
Cooled Warehouse



Eight (8)
Dock High Doors



±27 FT
Clear Height

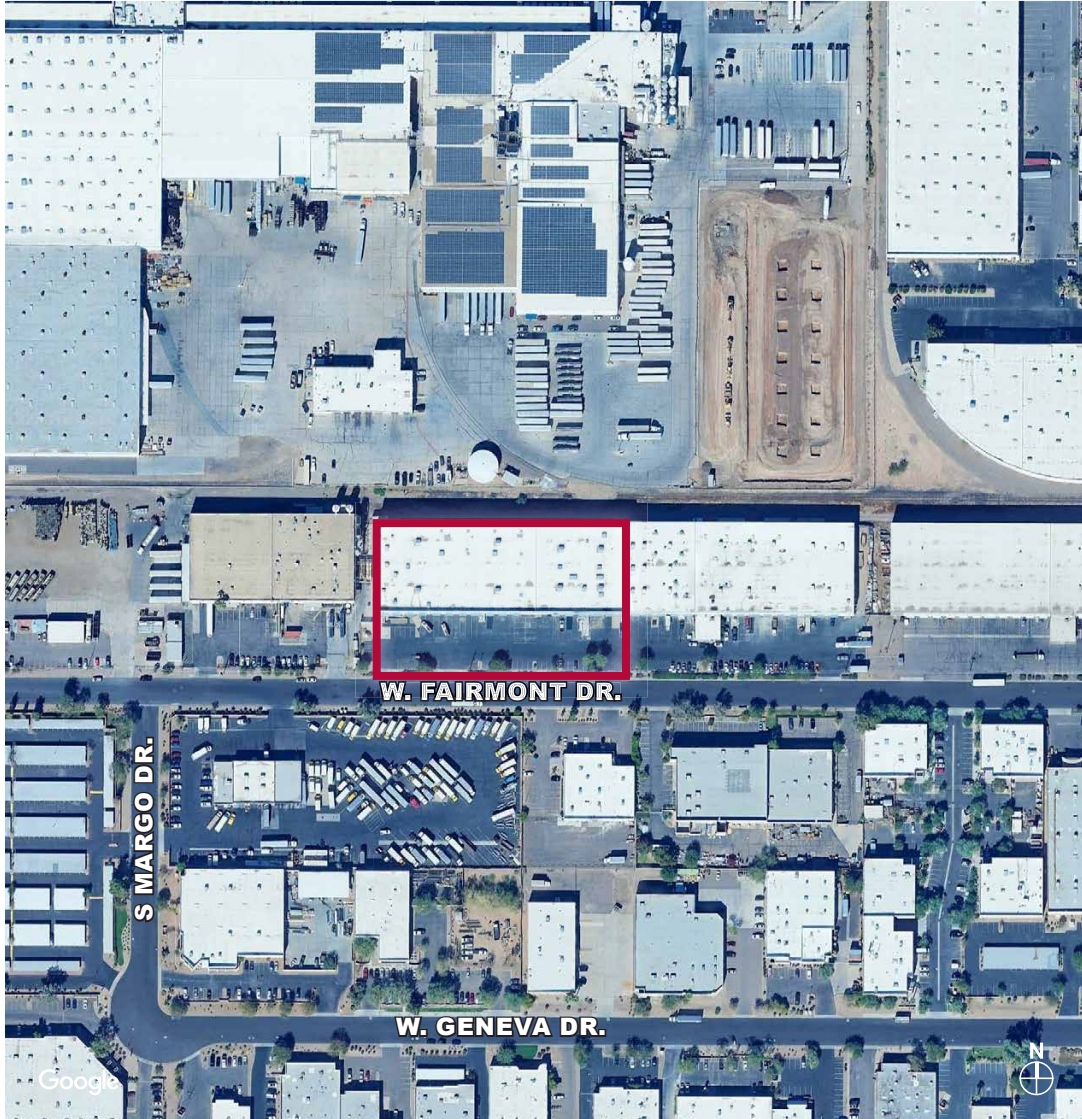


Minutes From I-10
& US 60 Freeways

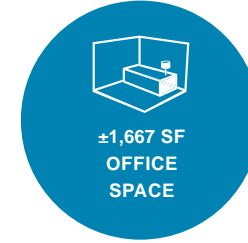
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LOCATION HIGHLIGHTS



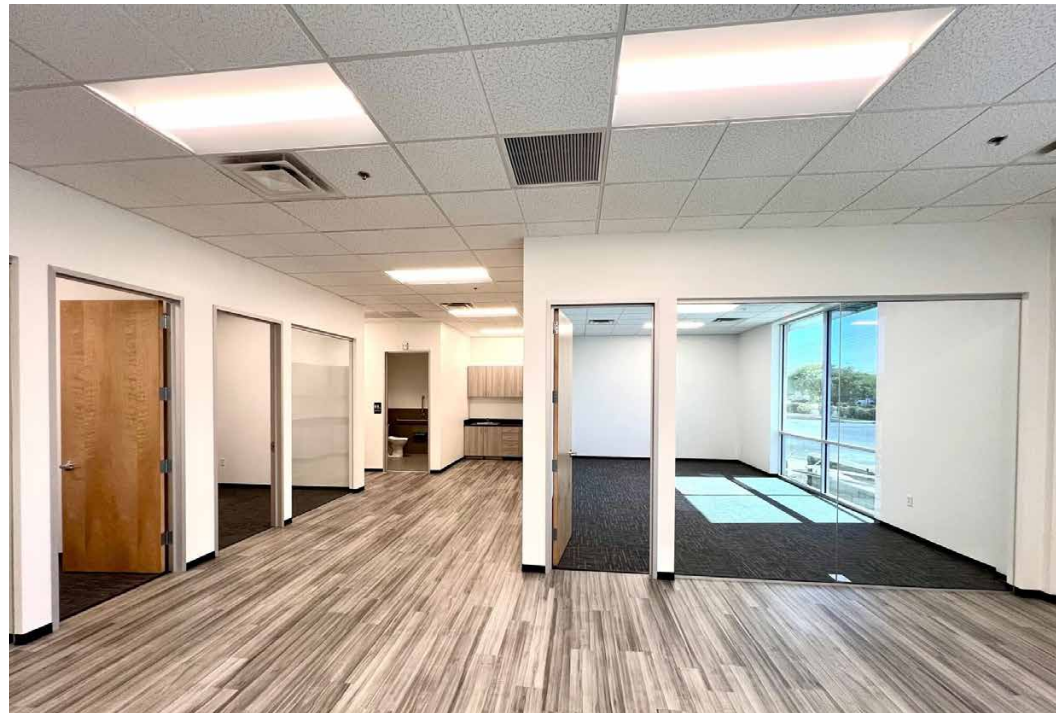
PROPERTY HIGHLIGHTS:

- Total Space: ±39,996 SF
- Office: ±1,667 SF
- EVAP Cooled Warehouse
- Eight (8) Dock High Doors and One (1) Ramp to Grade
- Clear Height: ±27'
- Zoning: GID
- Power: Currently 200A,277/480V W/ Additional Available
- Fully Sprinklered
- Parking: 31 Spaces
- Minutes From I-10, US 60, and Sky Harbor Airport
- Motion Censored LED Lighting
- Fully Insulated
- Available April 1, 2026 - May 1, 2026
- Lease Term Through May 31, 2029
- Pricing: \$1.10/SF/NNN

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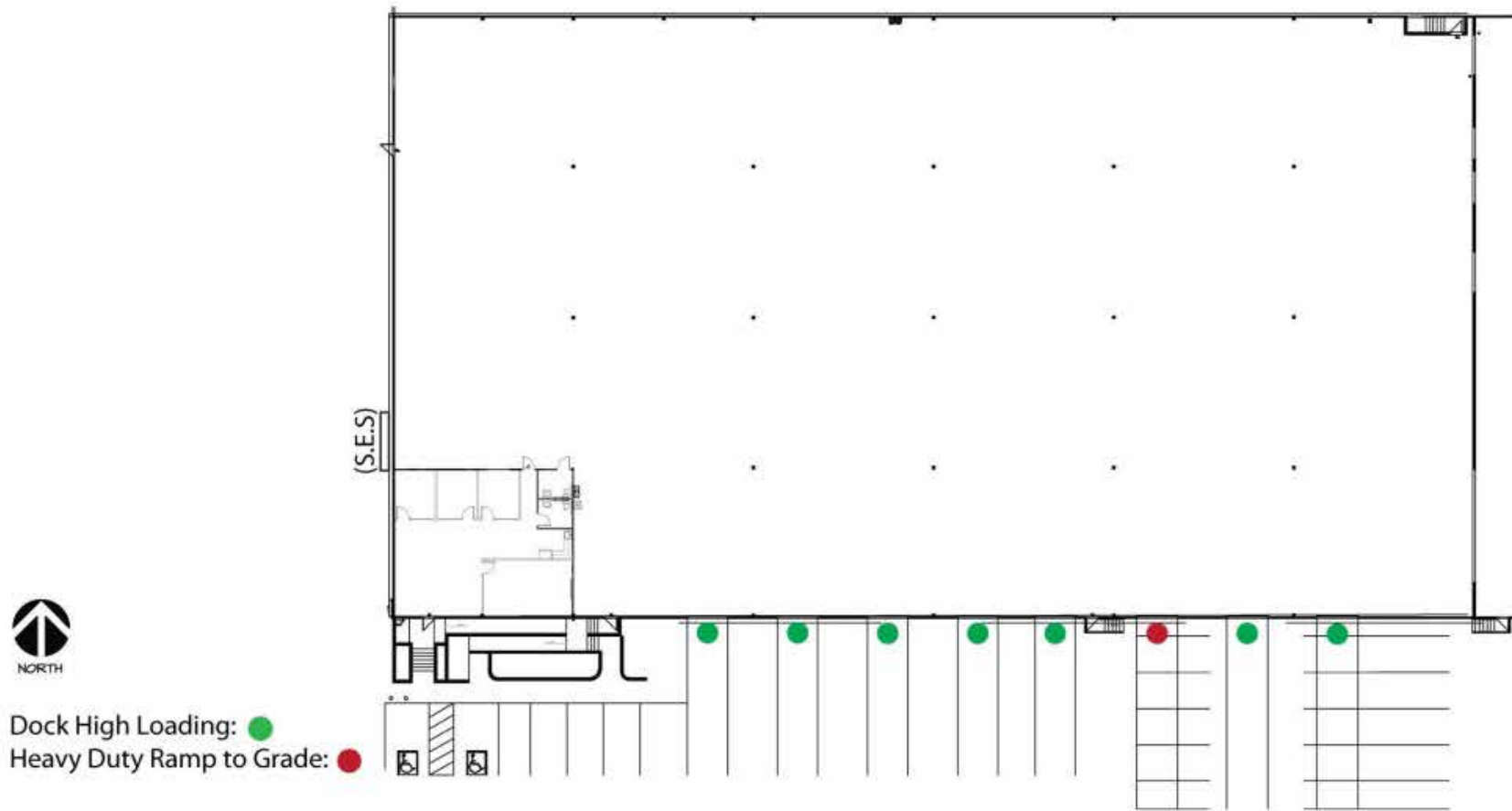


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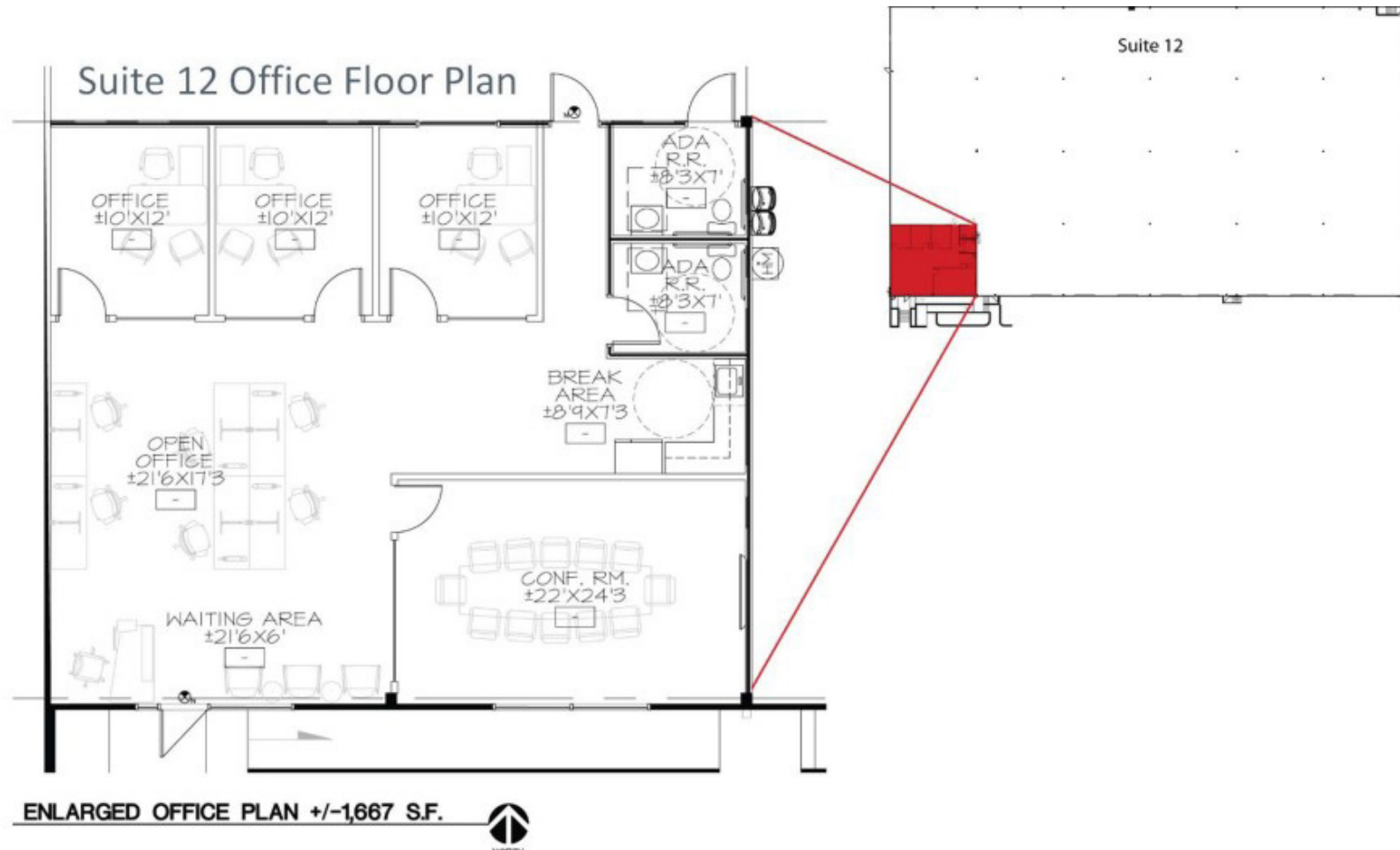


***NOT TO SCALE**

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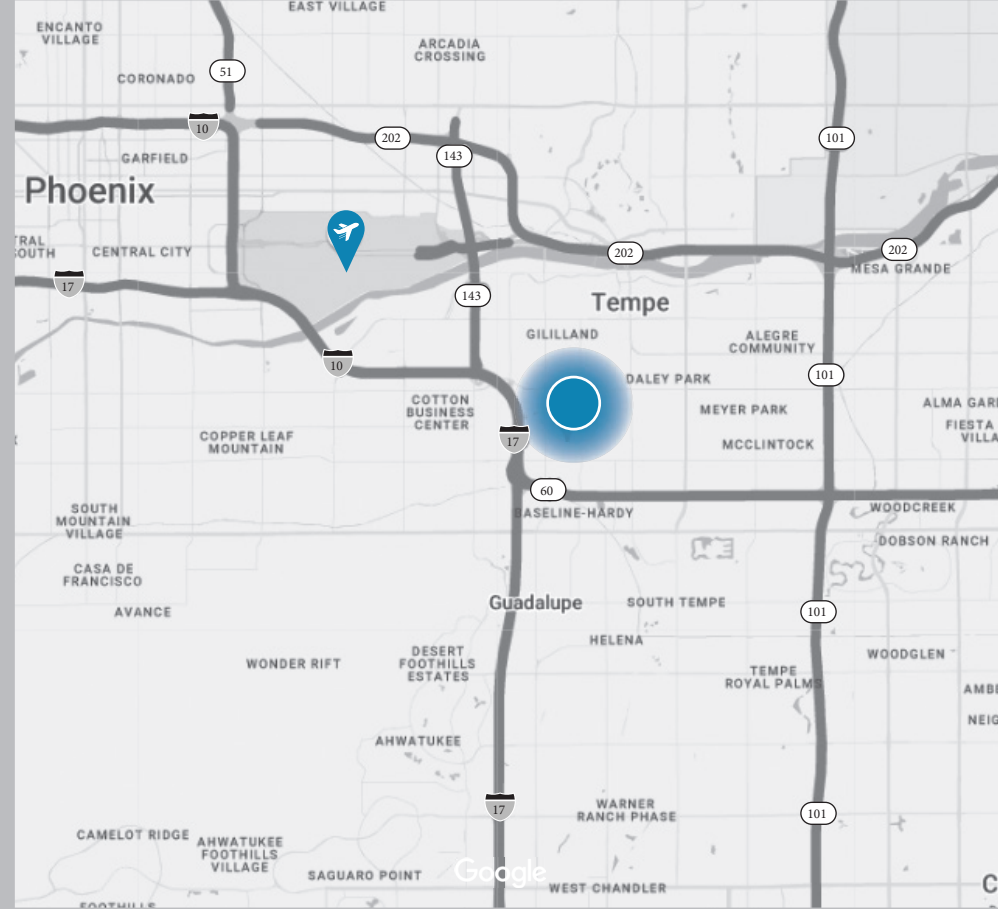
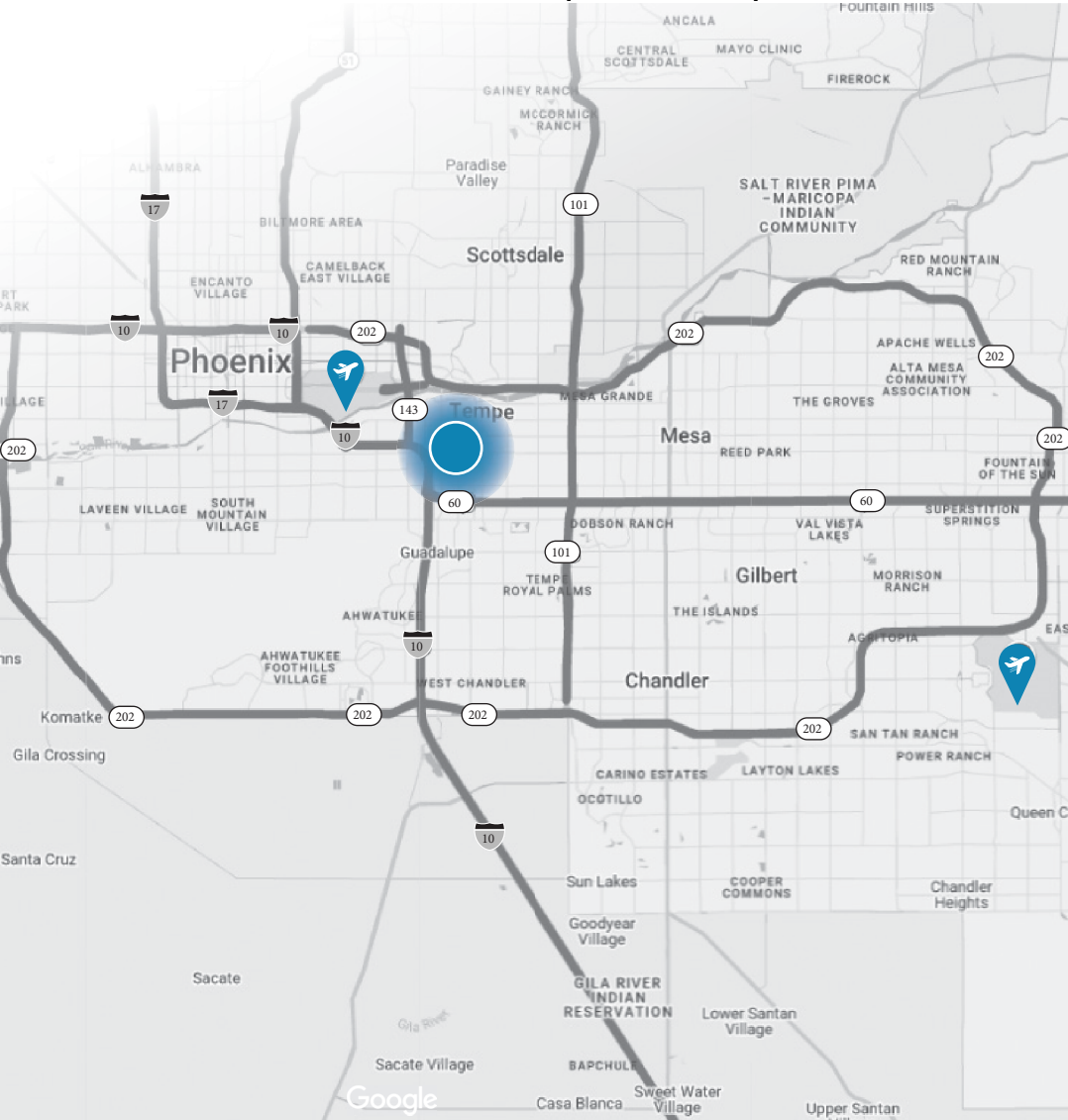


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DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
2020 Population	136,599	296,650	1,112,202
2024 Population	137,742	303,459	1,152,004
2029 Population Projection	148,326	328,009	1,248,805
Annual Growth 2020-2024	0.2%	0.6%	0.9%
2024 Households	55,323	124,783	463,870
Avg Household Income	\$77,503	\$85,207	\$92,869
Total Specified Consumer Spending (\$)	\$1.5B	\$3.7B	\$14.5B

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