

TWINS BUSINESS PARK



360°
VIRTUAL TOUR

1430 - 1638 W 12TH PLACE | TEMPE | ARIZONA | 85281

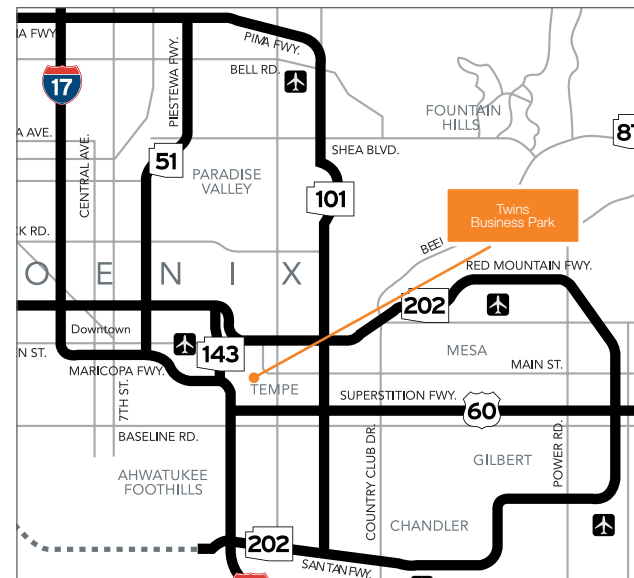
FOR MORE INFORMATION:

GOLDEN ST. JOHN
602.692.7615
golden@vantage-commercial.com

VANTAGE COMMERCIAL
Scottsdale, AZ 85258
www.vantage-commercial.com

PROPERTY FEATURES

- Spec Suites Available for immediate occupancy
- Each Suite contains at least 1 Grade Level (10'x12') and 1 Truckwell / Dock High (8'x10') Door
- Large Truck Court with excellent maneuverability
- Minimum 15' Warehouse Clear Height
- GID Zoning, City of Tempe
- 120/240v, 3 phase - SRP
- 2.0/1,000 parking ratio
- Frontage on 12th Place with direct signage visibility
- 2026 NNN: \$0.29/SF (CAM - \$0.17, TAX - \$0.08, INS - \$0.04)



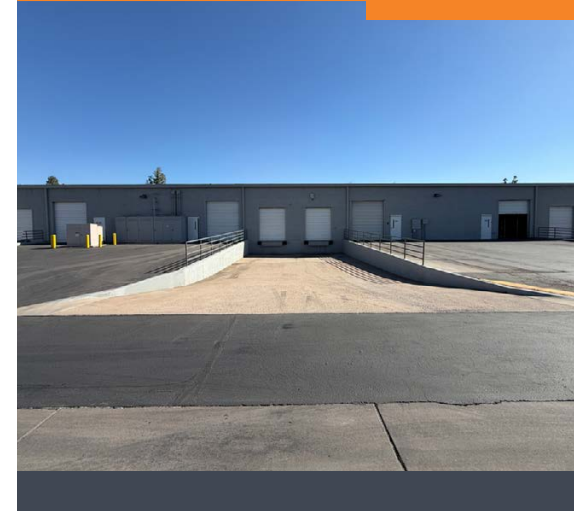
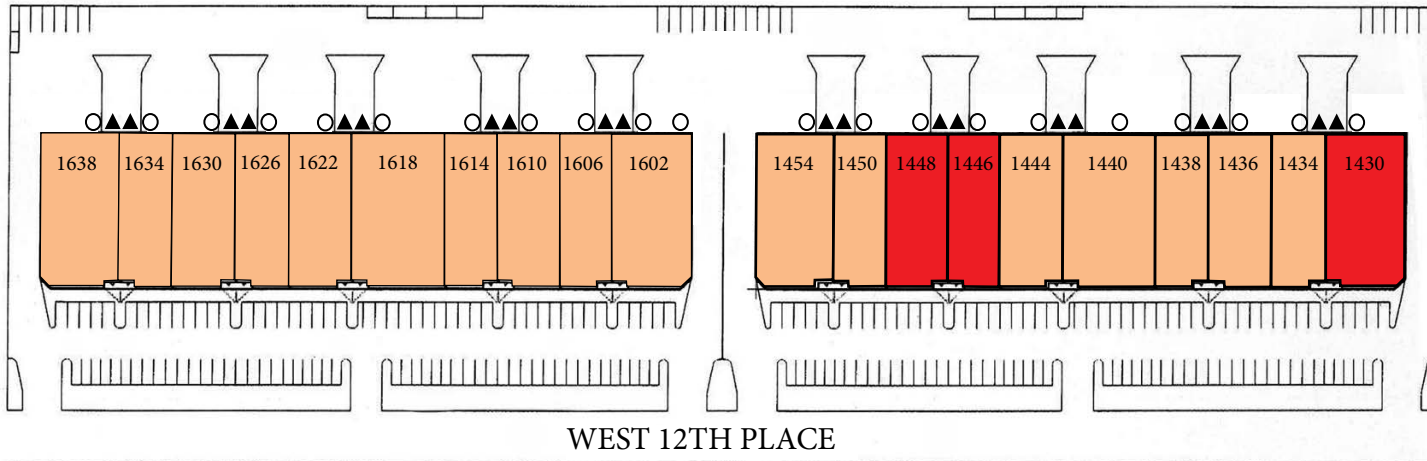
The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Broker or landlord makes no representation as to the environmental condition of the property and recommends tenant's independent investigation.

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SITE PLAN



- ▲ DOCK HIGH (8' X 10')
- GRADE LEVEL (10' X 12')



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AVAILABILITIES

■ AVAILABLE ■ OCCUPIED

SUITE	SF	RATE (\$0.29 NNN)	BUILDOUT	NOTES	
1430	7,435	\$1.45	31%: Reception, 4 Offices, Conf. Room, Break Room, 3 Restrooms.	HVAC Warehouse 16'+ Clear 120/240v 3p (SRP can't confirm - ~400 amps)	
1446	4,998	\$1.45	23%: Reception, 3 Offices, Break Room, 2 Restrooms.	Evap Warehouse 17' Clear	
1448	5,972	\$1.45	29%: Reception, 4 Offices, Conf. Room, Break Room 2 Restrooms.	Evap Warehouse 17' Clear	

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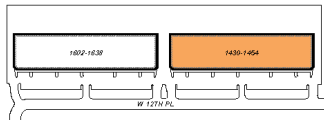
1430 W 12TH PLACE



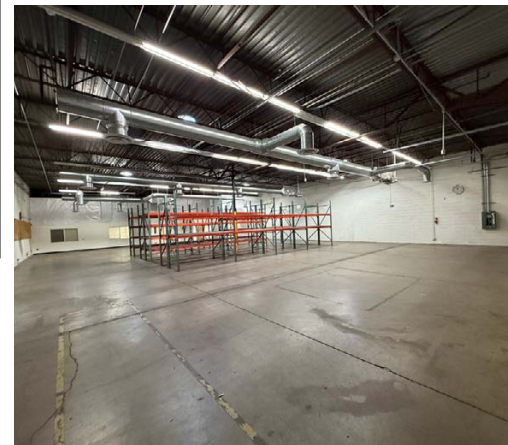
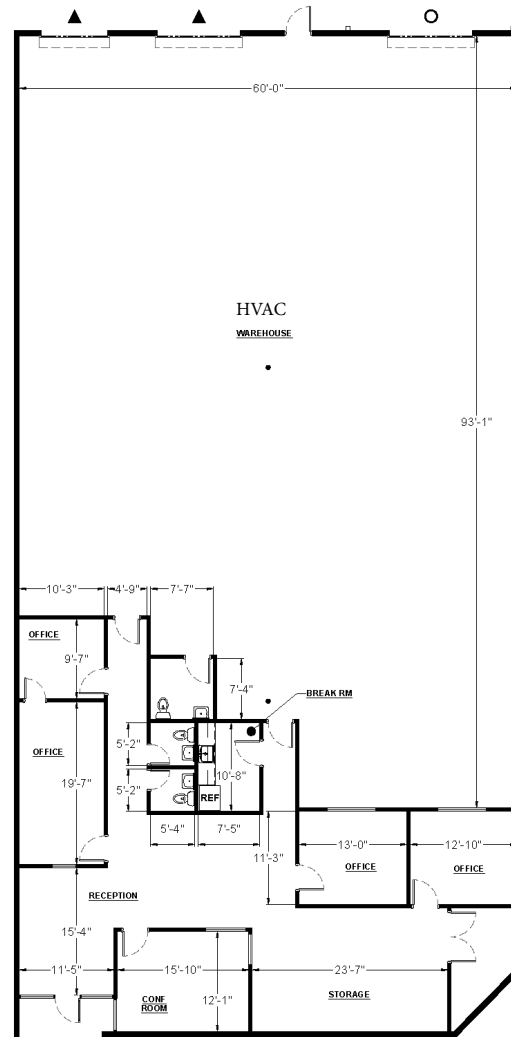
SUITE DATA:

OFFICE	2,327 SF
AIC WAREHOUSE	5,108 SF
TOTAL	7,435 SF
CLEAR HEIGHT	17'-0" - 17'-6"
○ GRADE LEVEL DOORS	1
▲ DOCK HIGH DOORS	2

SITE KEY PLAN:



BUILDING KEY PLAN:



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PHOTOS



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1446 W 12TH PLACE



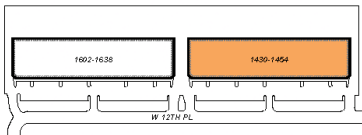
RENOVATIONS COMING SOON

SUITE DATA:

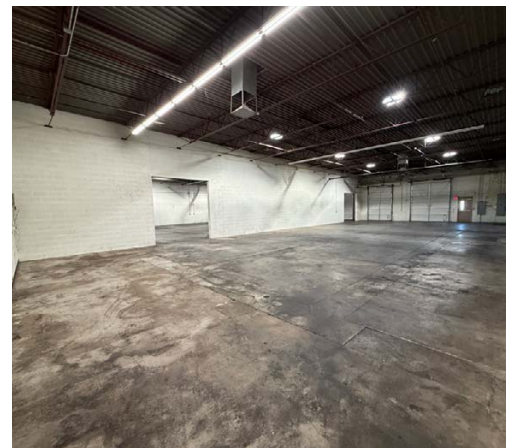
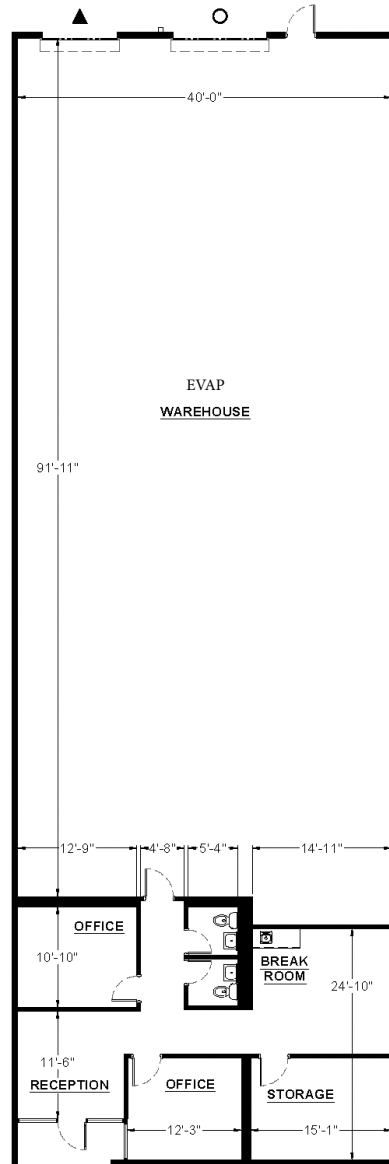
OFFICE	1,180 SF
WAREHOUSE	3,818 SF
TOTAL	4,998 SF

CLEAR HEIGHT	16'-9" - 18'-0"
○ GRADE LEVEL DOORS	1
▲ DOCK HIGH DOORS	1

SITE KEY PLAN:



BUILDING KEY PLAN:



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1448 W 12TH PLACE



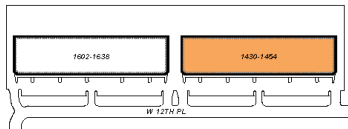
RENOVATIONS COMING SOON

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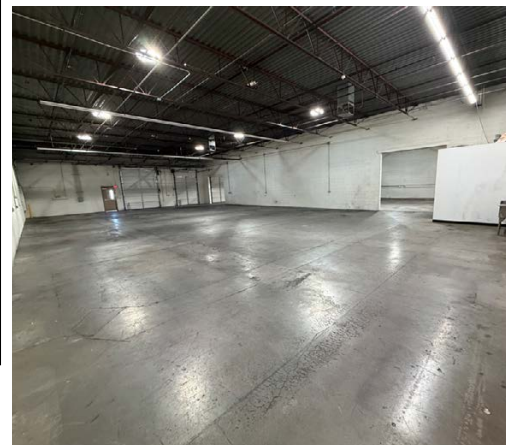
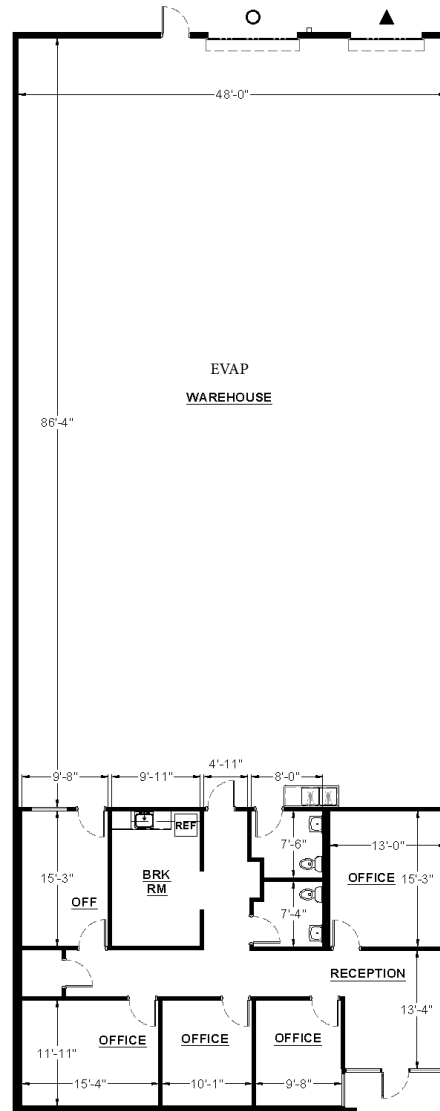
OFFICE	1,730 SF
WAREHOUSE	4,242 SF
TOTAL	5,972 SF

CLEAR HEIGHT	16'-9" - 18'-0"
○ GRADE LEVEL DOORS	1
▲ DOCK HIGH DOORS	1

SITE KEY PLAN:



BUILDING KEY PLAN:



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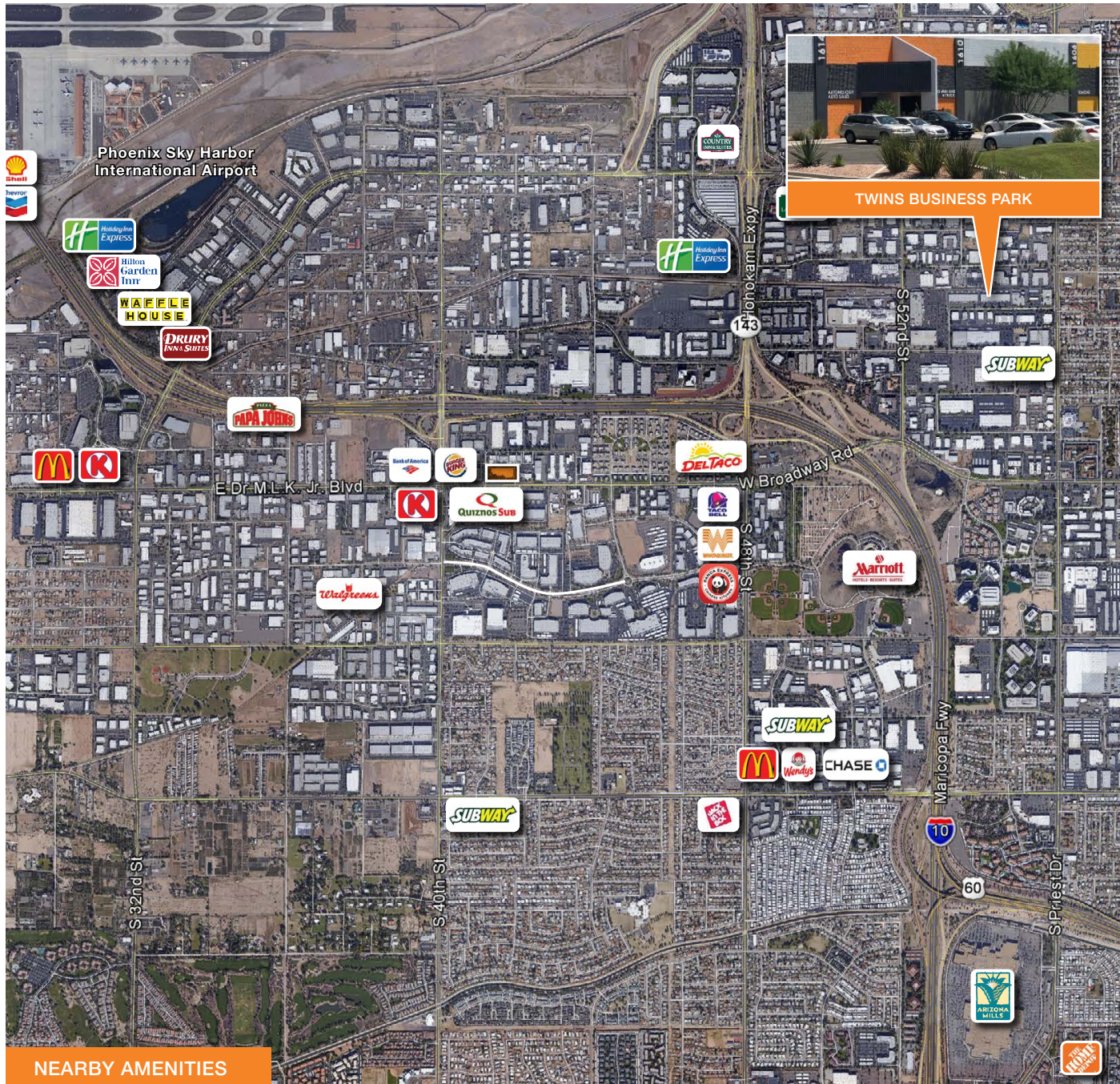
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AMENITIES & IMPROVEMENTS



NEARBY AMENITIES

- Starbucks
- Subway
- Rally's Hamburgers
- Dunkin Donuts
- McDonalds
- Del Taco

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