

INDUSTRIAL FOR LEASE IN TEMPE



HARDY-FAIRMONT INDUSTRIAL CENTER

841 W Fairmont Dr, Tempe, AZ 85282

SPACE AVAILABLE
2,160 SF



Brett Ranta

O: (480) 739-6945 M: (602) 686-4049

brett.ranta@orionprop.com



PROPERTY OVERVIEW



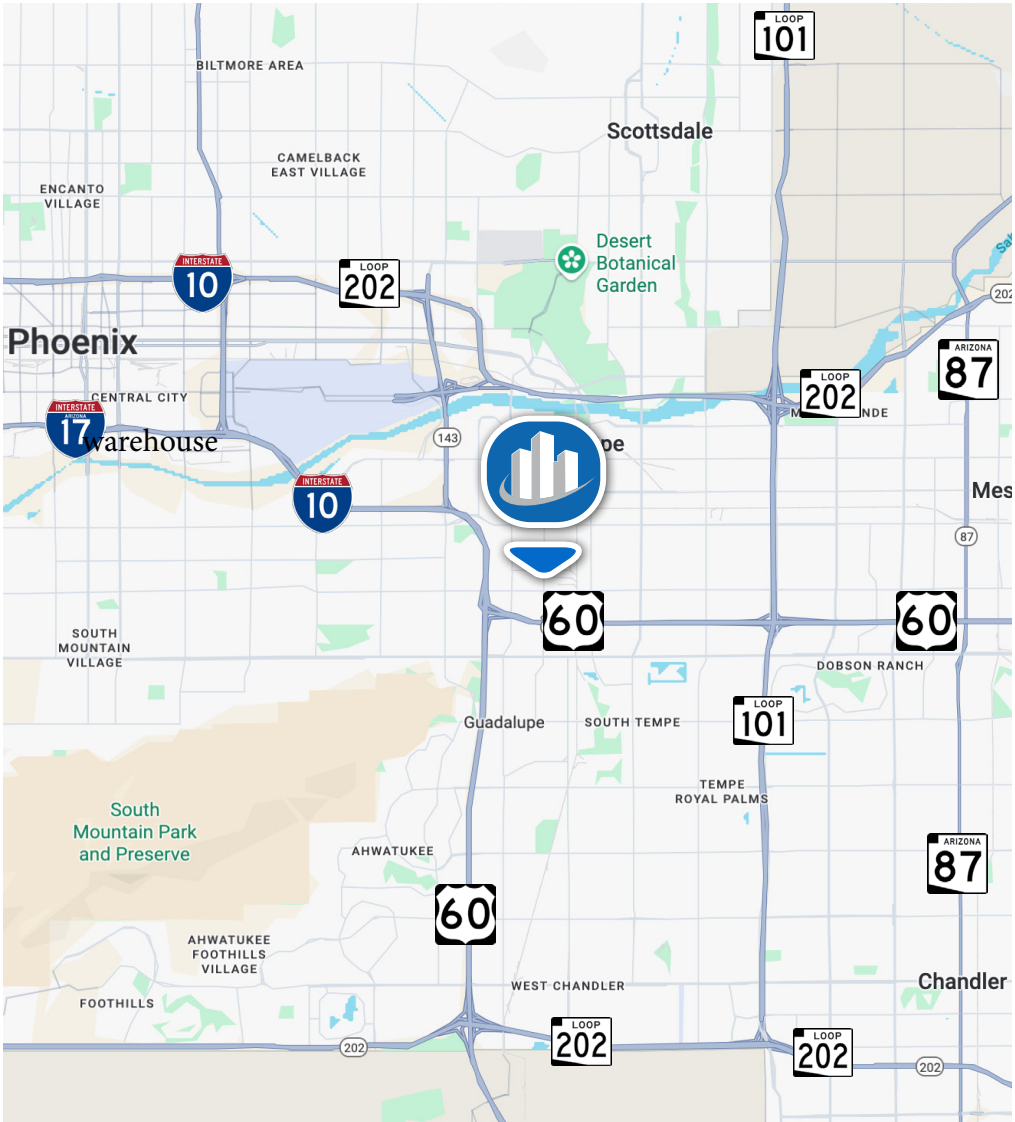
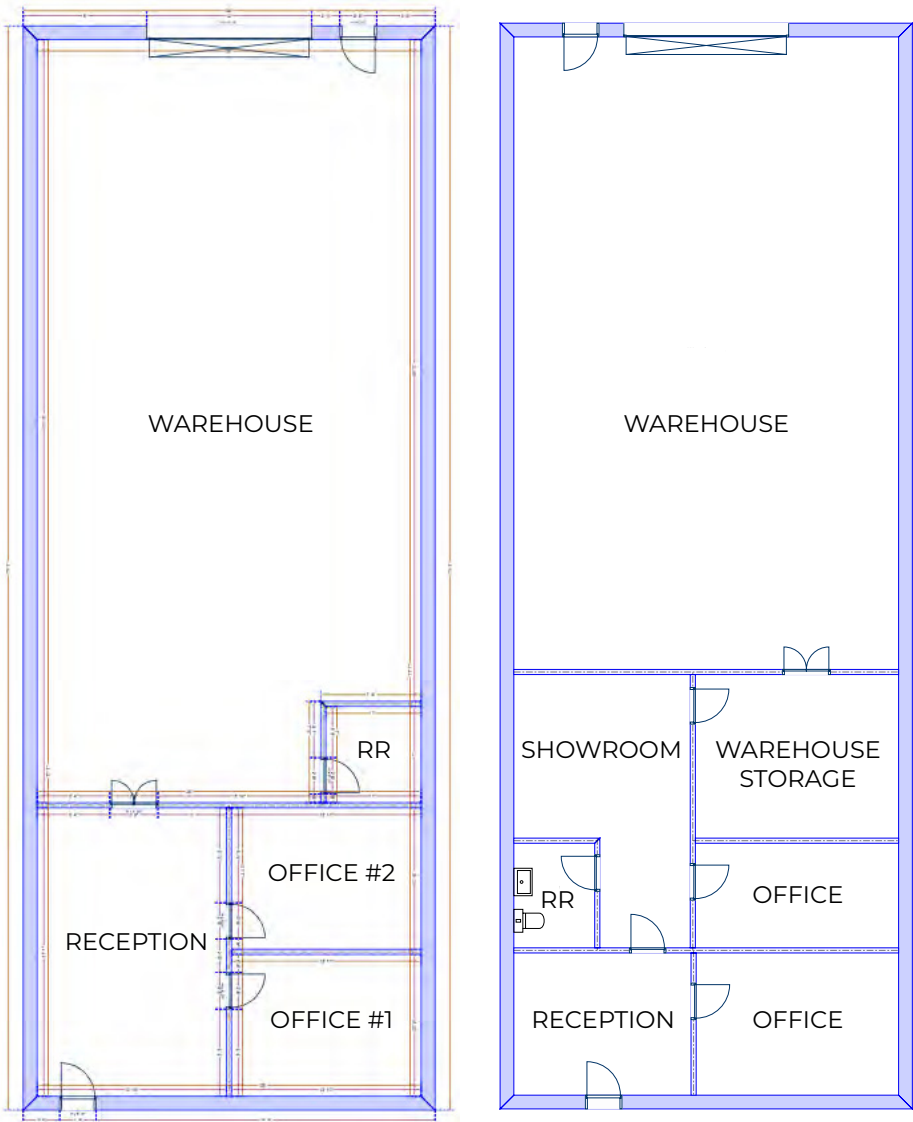
PROPERTY DESCRIPTION:

Small-Bay Multi-Tenant Industrial Suites in Centrally-Located Tempe, Arizona.

LEASE HIGHLIGHTS:

- Available Immediately
- +/- 2,160 Square Feet
- Reception, Two Private Offices, Restroom, and Balance EVAP Warehouse
- 16' Clear Height
- 10' x 12' Grade Level Loading
- 200 Amps, 3-Phase Power
- Shared Yard Space
- Contact Agent for Showings

APN/Parcel Number	123-39-019
Property Type:	INDUSTRIAL
Available Space (SF):	2,160 SF
Lease Rate:	\$15/SF MODIFIED GROSS
Size (GBA):	25,920 SF
Year Built:	1980
Zoning:	GID, TEMPE
Parking Ratio:	2.0/1,000
Cross Streets:	SOUTHERN & MILL AVE





W Fairmont Dr

S Hardy Dr

841 W Fairmont Dr Parcel
Number **123-39-019**

ABOUT TEMPE, ARIZONA

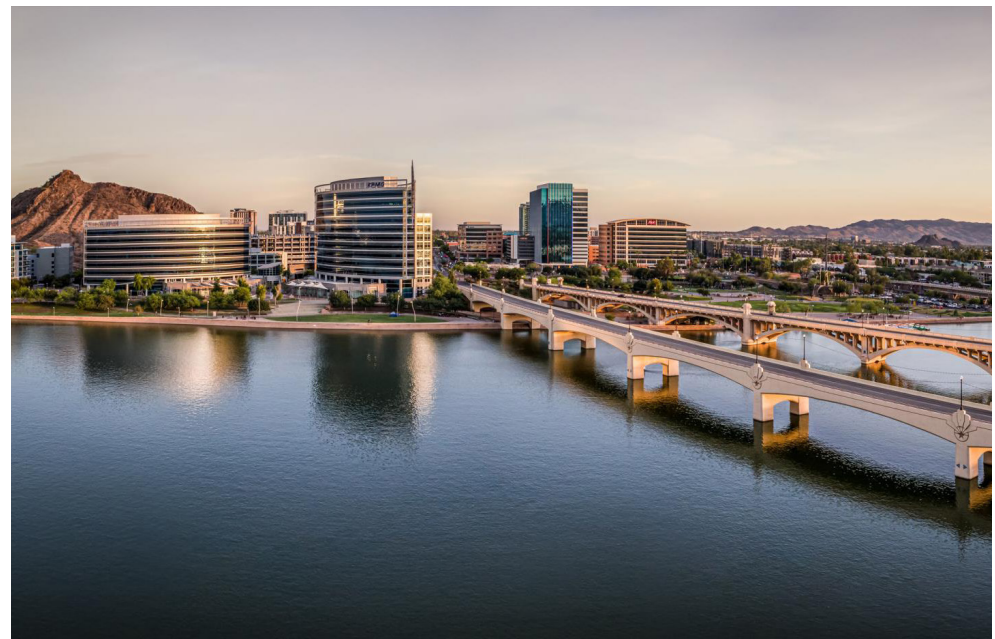
Tempe is a city just east of Phoenix, in Arizona. Its striking Tempe Center for the Arts hosts concerts, dance and comedy shows. Nearby, Tempe Town Lake is dotted with kayaks, pedal boats and paddleboards. Tempe Beach Park hosts outdoor festivals. Rising above the city, Hayden Butte is a mountain dotted with centuries-old rock art. Sporting events and concerts are held at Wells Fargo Arena.

2025 RESIDENTIAL GROWTH

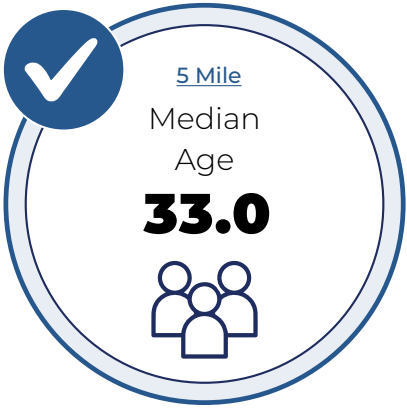
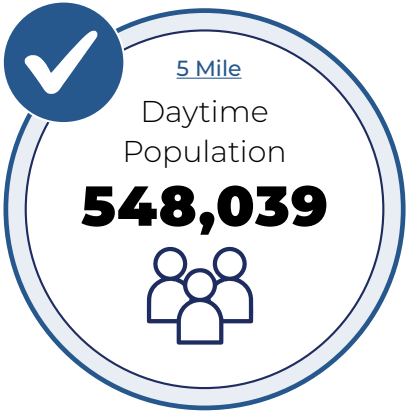
Tempe, Arizona, is experiencing significant residential growth in 2025, with various development projects underway and planned to address the city's growing population and housing needs. These projects range from large-scale apartment complexes near ASU to affordable housing initiatives and mixed-use developments.

DEVELOPMENT ON THE RISE

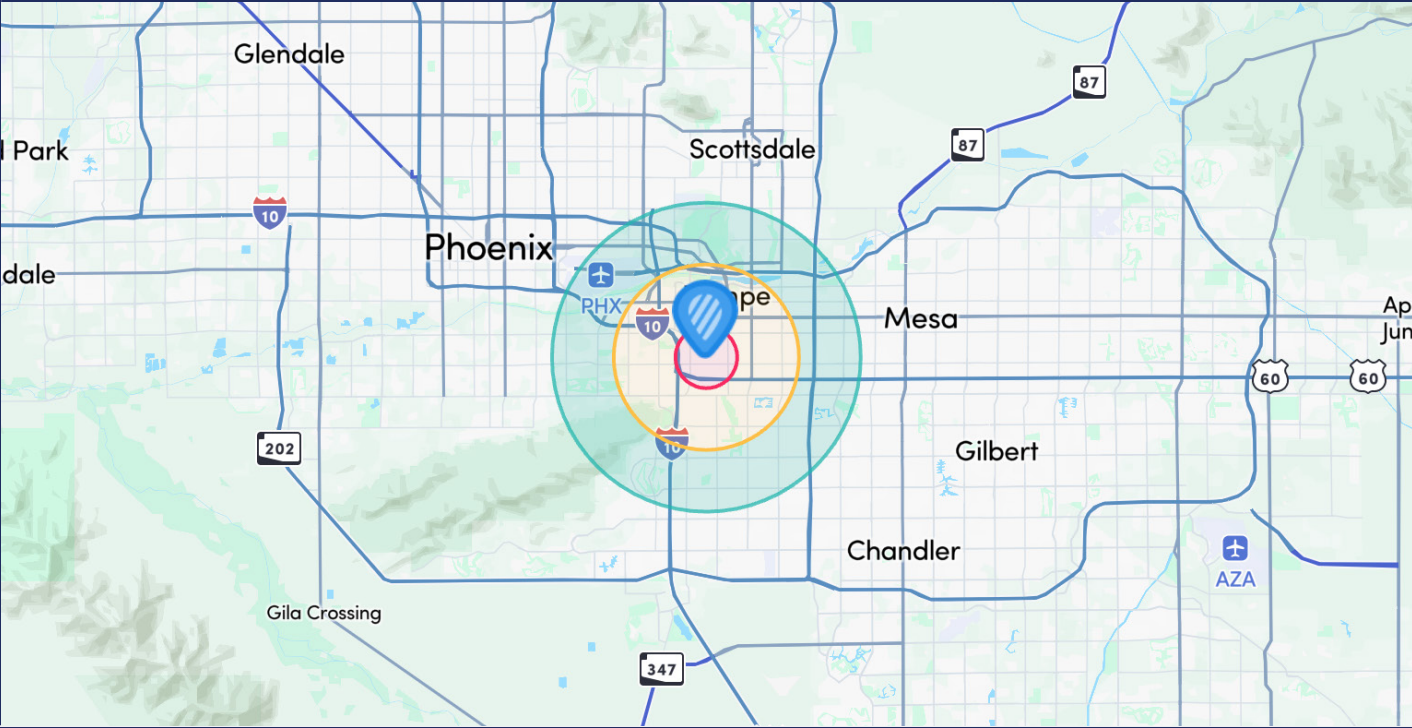
Tempe is experiencing a surge in development, with numerous high-rise projects transforming its skyline and adding to its housing options. These projects include residential towers, mixed-use developments, and infrastructure improvements, particularly around Arizona State University and Mill Avenue.



DEMOGRAPHICS



2024 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	31,631	256,076	548,039
Residential Population:	14,872	146,385	314,292
2029 Proj. Residential Population:	14,865	143,614	310,653
Average Household Income:	\$90,786	\$97,753	\$106,676
Total Household Expenditures:	\$604.66 M	\$5.78 B	\$13.42 B
Median Age:	30.5	30.3	33.0
Average Household Size:	2.3	2.3	2.3
Housing Units:	7,005	65,285	144,555
Total Households:	6,474	60,135	133,280
Total Businesses:	1,327	9,088	19,518





ORION Investment Real Estate

7150 East Camelback Road, Suite 425
Scottsdale, Arizona 85251

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ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.