



1604 West 3<sup>rd</sup> Street | Tempe

FOR SALE OR LEASE

# Premium industrial space available

A centrally-located and modern environment for your growing business



Accelerating success.

**CREATION** 

Rob Martensen, SIOR, CCIM  
Vice Chair  
+1 602 222 5082  
[Rob.Martensen@colliers.com](mailto:Rob.Martensen@colliers.com)

Colliers International  
2390 E Camelback Rd, Ste 100  
Phoenix, AZ, 85016  
+1 602 222 5000



Rendering



### Location

1604 W. 3rd Street, Tempe

### Building RBA

45,944 SF

### Tenant Divisibility

Two (2)

### Clear Height

32'

### Bay Spacing

52' x 50' w/60' speed bay

### Truck Court Depth

220' (Shared with Bldg B)

### Dock Doors

Eight (8) – 9' x 10'

### Ramp Doors

Two (2) – 14' x 16'

### Man Door

Two (2) – 3' x 7'

### Gated / Secured

Yes





**Parking**  
86 Parking Spaces

**Slab on Grade Thickness**  
7" Unreinforced

**Roof Type**  
60 mil TPO Membrane R-38  
Min

**Power**  
3000A @ 480v 3 Phase

**Water**  
3" Service

**Sewer**  
4" Service

**EV Charging Station**  
(1) Dual Charger – 2 Spots

**Fire Sprinkler**  
ESFR

**Parking**  
209 Parking Spaces for Both  
Buildings

**Parking ADA Spaces**  
Eight (8) Parking Spaces for  
Both Buildings

**Truck Drive Width**  
40' Max – 30' Min

# Demographics



**Total Population**  
(2024)

**5 Miles:** 340,321  
**10 Miles:** 1,152,238



**Median Age**  
(2024)

**5 Miles:** 32.3  
**10 Miles:** 35.3



**Total Households**  
(2024)

**5 Miles:** 140,549  
**10 Miles:** 468,755



**Average Household**  
**Income (2024)**

**5 Miles:** \$81,357  
**10 Miles:** \$93,002

**Advanced Business Services**

- ADP
- KPMG
- State Farm
- Allstate
- Chase
- Silicon Valley Bank
- Zenefits

**Advanced Manufacturing**

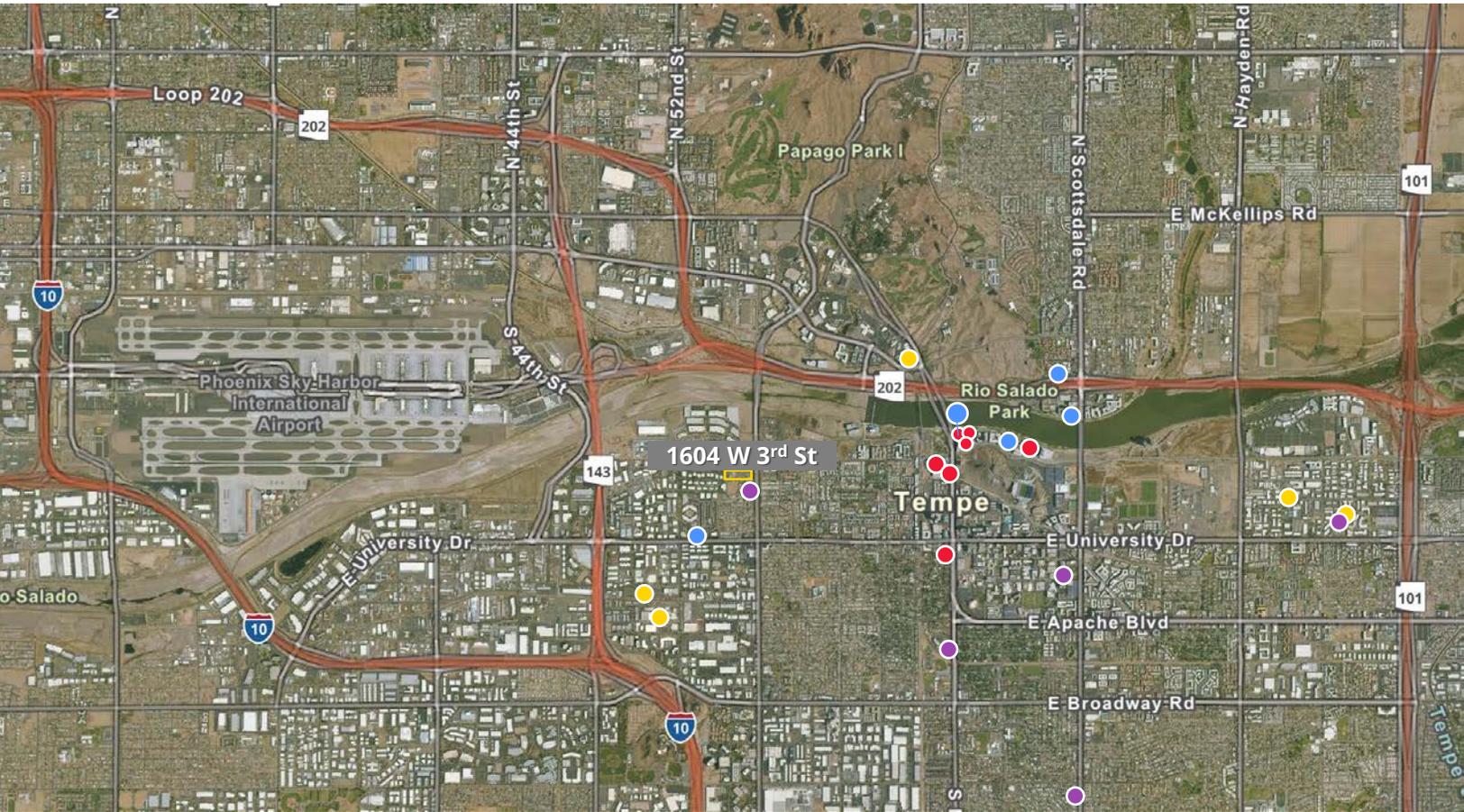
- Medtronic
- First Solar
- Microchip Technology
- Curtiss Wright Controls
- Rockford Corporation
- Go Daddy (Off Map)
- ASML (Off Map)

**Technology**

- Carvana
- Microsoft
- Netsian Technology
- Align Technology
- Gen Digital
- Isos Technology
- iT1 Source

**Healthcare and Biotechnology**

- Breckton Dickinson
- Tempe St. Luke's
- West Pharmaceutical
- Biodesign Institute
- Sonora Quest (Off Map)
- Cigna (Off Map)
- Systems Imagination



**Advanced Manufacturing**

Tempe is a top technology center in Arizona and a leading choice for major corporations. Tempe is home to many advanced manufacturing operations and corporate headquarters for a variety of industries including aerospace and aviation, medical device, sustainable technologies, and high technology.

**Technology**

About 20 percent of Tempe's jobs are tech-related and about 20 percent of the City's companies are tech companies. From aerospace to nano-technology, from solar energy research to software development and manufacturing, high technology industry leaders have identified a footprint in Tempe.



**Diablo Stadium Complex**



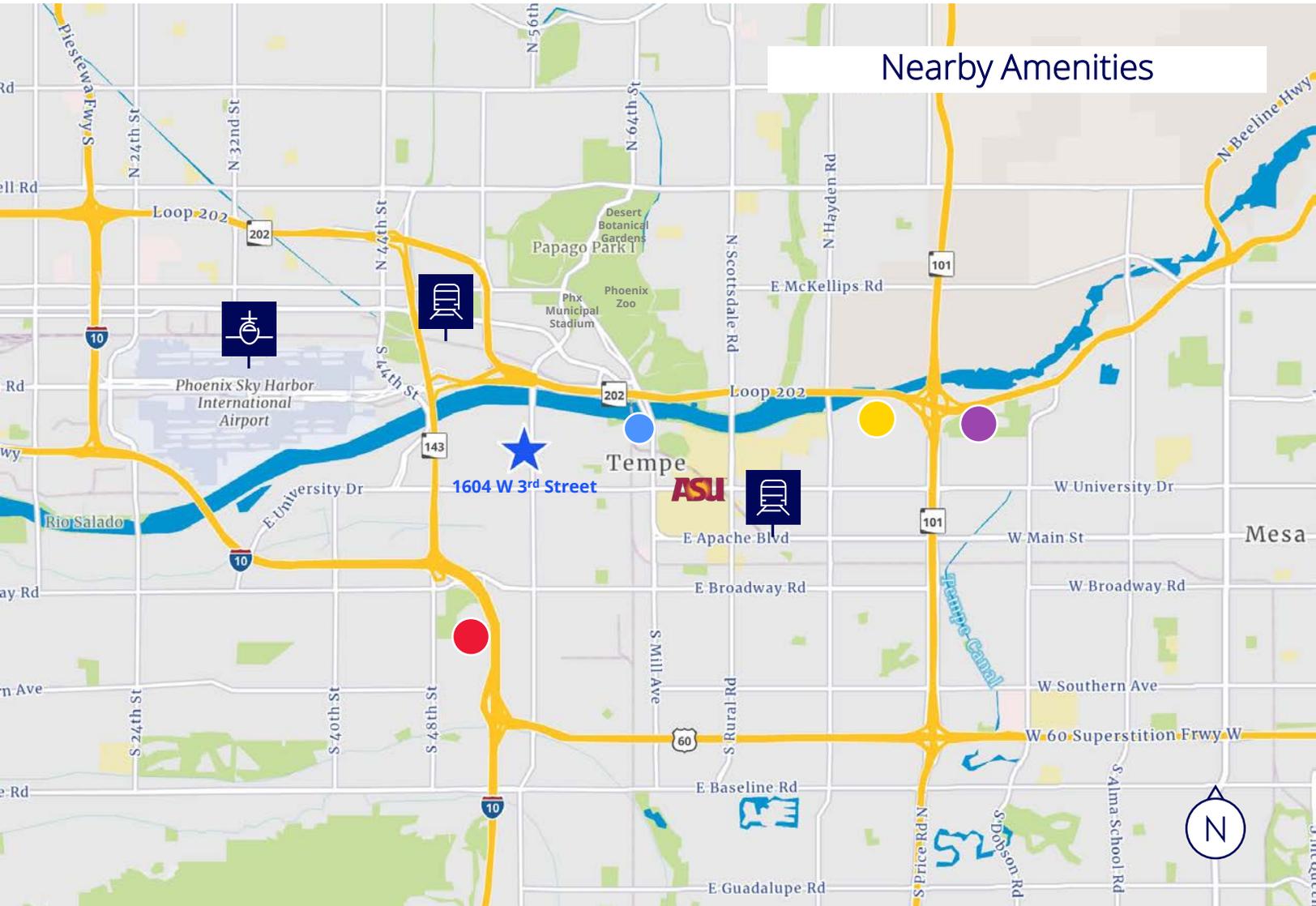
**Tempe Marketplace**



**Tempe Beach Park**



**Sloan Park**



**Nearby Amenities**

**Tempe**

- Less than 20-minute commute for most of Metro Phoenix to Tempe.
- Workforce of more than 2 million people in the Greater Phoenix area.
- Phoenix Sky Harbor Int'l Airport minutes away. Border-to-border light rail.
- Free Orbit shuttle circulator.

**Downtown Tempe**

- Dozens of restaurants, shops, and entertainment options.
- Arizona State University Sun Devil sports, art galleries and science centers.
- ASU Gammage for Broadway musicals.
- Tempe Center for the Arts.



Contact me:

**Rob Martensen, SIOR, CCIM**  
Vice Chair  
+1 602 222 5082  
Rob.Martensen@colliers.com



Accelerating success.

**CREATION** **REPE**

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

Colliers.com