

TWINS BUSINESS PARK



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

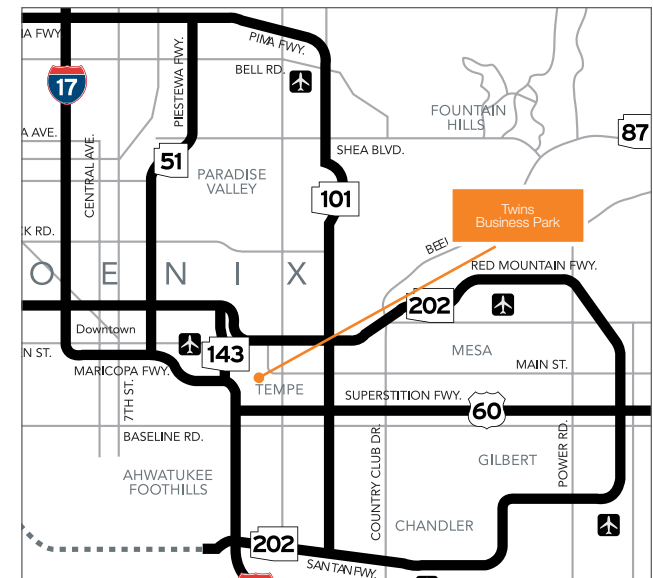
FOR MORE INFORMATION:

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 16' Warehouse Clear Height
- I-2 Zoning, City of Tempe
- 120/240v, 3 phase
- 2.0/1,000 parking ratio
- Frontage on 12th Place with direct signage visibility
- NNN Lease (2024 Estimate: \$0.24/SF)



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.



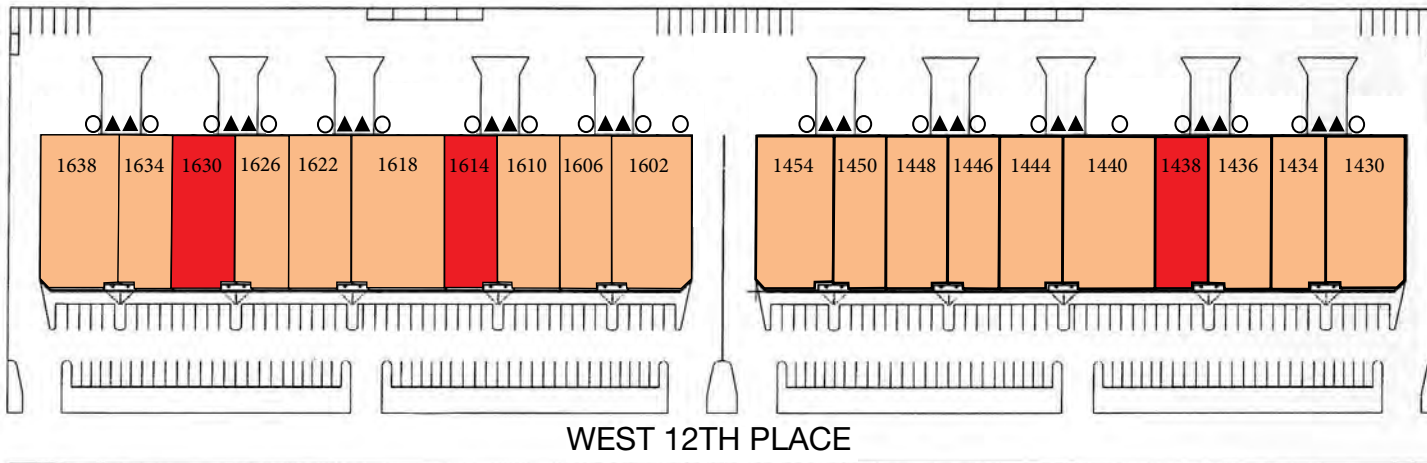
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SITE PLAN



▲ DOCK HIGH (8' X 10')

○ GRADE LEVEL (10' X 12')



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AVAILABILITIES

■ AVAILABLE ■ OCCUPIED

SUITE	SF	RATE (\$0.24 NNN)	BUILDOUT	NOTES	
1438	5,041	\$1.40	38%: Reception, 2 Offices, Bullpen Office, Break Room, 2 Restrooms	Evap Warehouse 16' Clear 400 amps, 120/240v, 3p	
1614	4,977	\$1.40	19%: Reception, 2 Offices, 2 Restrooms *Automatic Grade Level Door*	Evap Warehouse 16' Clear 200 amps, 120/240v, 3p	
1630	5,852	\$1.40	36%: Reception, 5 Offices, Break Room, 2 Restrooms	Evap Warehouse 16' Clear 200 amps, 120/240v, 3p	

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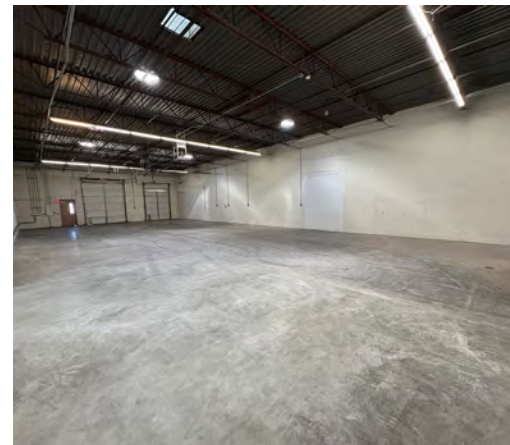
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1438 W 12TH PLACE

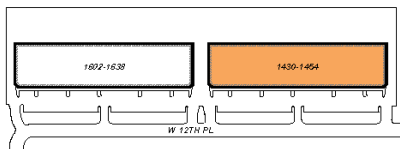


SUITE DATA:

OFFICE	1,934 SF
WAREHOUSE	3,107 SF
TOTAL	5,041 SF
CLEAR HEIGHT	16'-9" - 17'-9"
○ GRADE LEVEL DOORS	1
▲ DOCK HIGH DOORS	1



SITE KEY PLAN:



BUILDING KEY PLAN:



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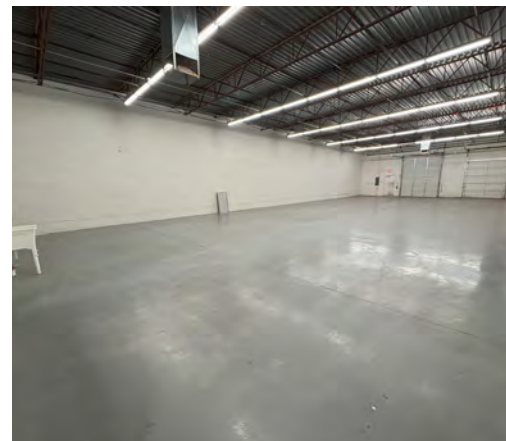
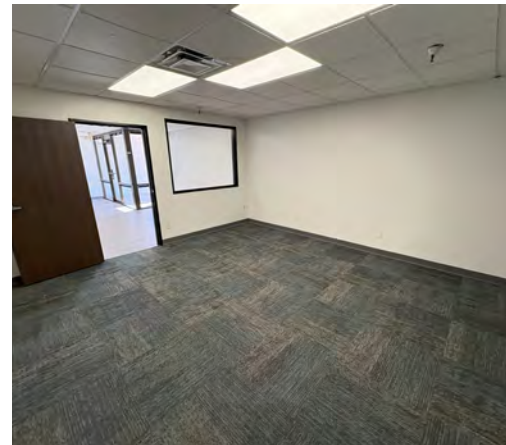
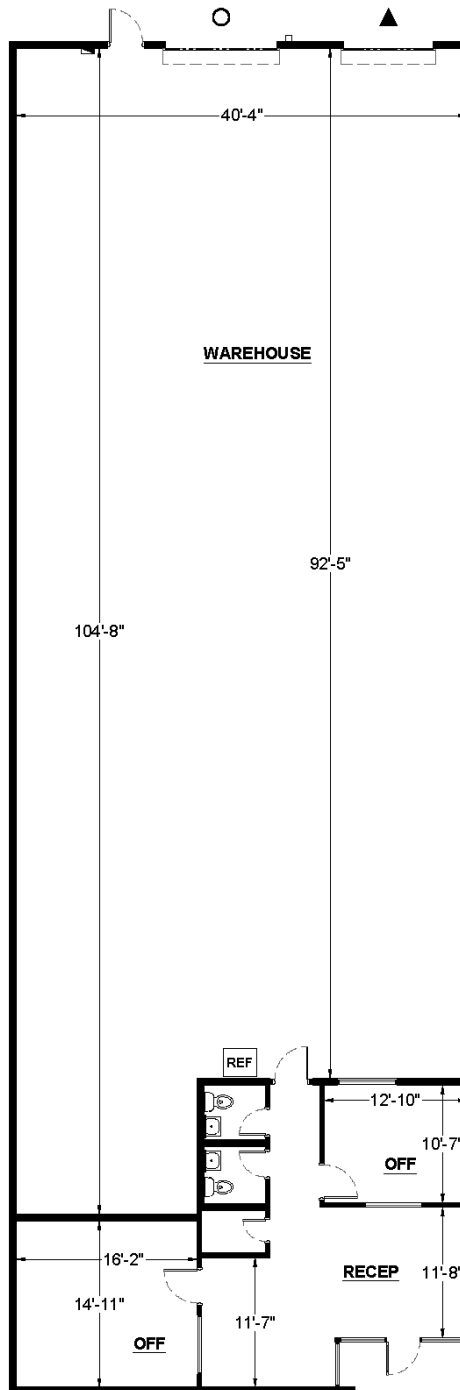
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1614 W 12TH PLACE

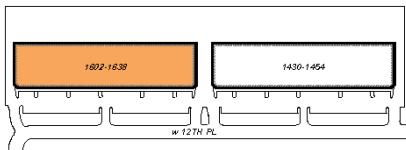


SUITE DATA:

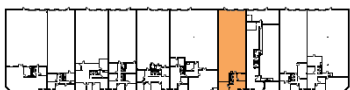
OFFICE	944 SF
WAREHOUSE	4,033 SF
TOTAL	4,977 SF
CLEAR HEIGHT	16'-11" - 18'-0"
○ GRADE LEVEL DOORS	1
▲ DOCK HIGH DOORS	1



SITE KEY PLAN:



BUILDING KEY PLAN:



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PHOTOS



360° VIRTUAL TOUR

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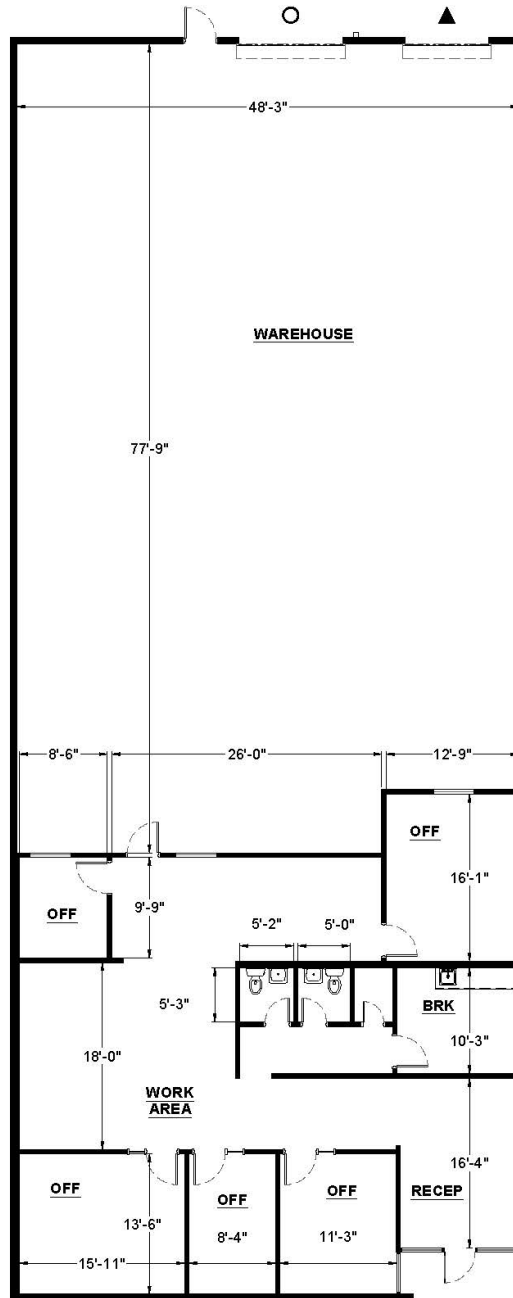
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1630 W 12TH PLACE

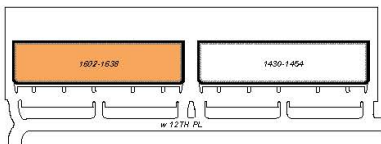


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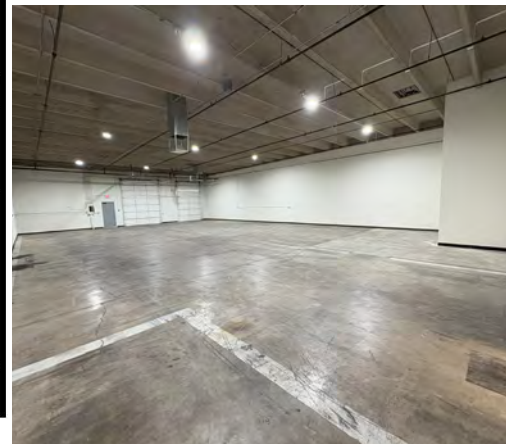
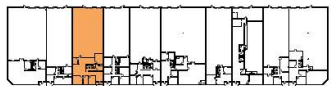
OFFICE	2,177 SF
WAREHOUSE	3,762 SF
TOTAL	5,939 SF
CLEAR HEIGHT	16'-11" - 17'-8"
○ GRADE LEVEL DOORS	1
▲ DOCK HIGH DOORS	1



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BUILDING KEY PLAN:



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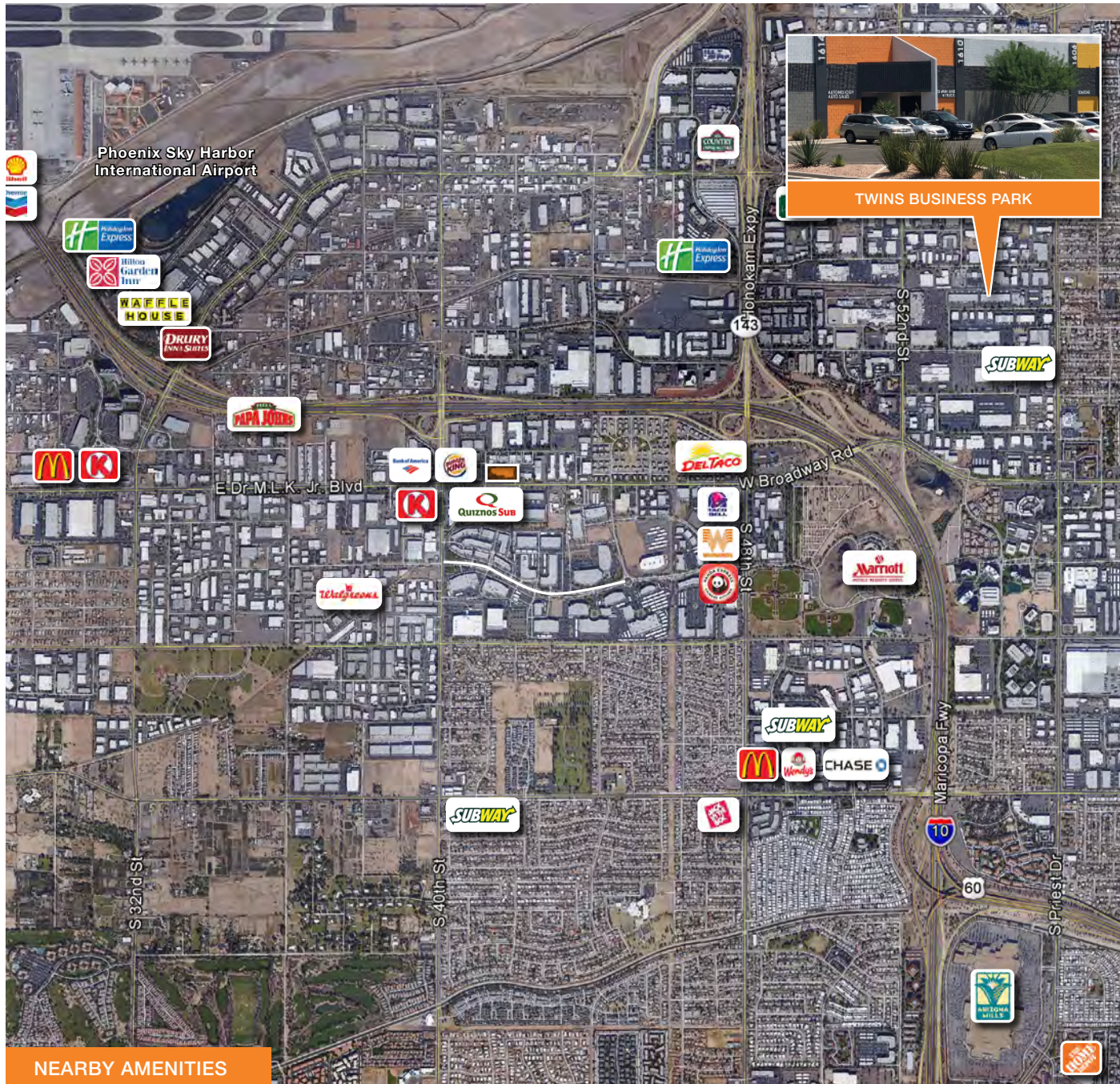
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AMENITIES & IMPROVEMENTS



NEARBY AMENITIES

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

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