



### Property Description

100% HVAC 15,029 square feet of well-located industrial space with plenty of power, plumbed for compressed air, vacuum, and plant chilled water available immediately. Smart phone operated access swipes and cameras for high security operations. Energy saving auto sense recessed ceiling lights and electronic blinds throughout. Includes seven private offices, six cubicles, conference room, large work areas/clean rooms, breakroom, 2 ADA restrooms, separate locked off area, outdoor covered break area. Furniture can stay if desired. Convenient access to Loop 202, I-10, and US-60.

### Property Highlights

- 3,000a/277 - 480v 3p heavy power
- 20' clear height
- 50/50 office/warehouse
- 90 parking spots incl. 15 covered

### Location Description

Located in the highly sought-after Tempe industrial submarket. Major transportation routes nearby including I-10, US 60, Loops 101 and 202. Tempe is home to a vibrant community of businesses and offers a range of amenities including nearby dining and retail options. Close to Arizona State University Research Park and Phoenix Sky Harbor International Airport, providing convenient access for employees, clients, and suppliers. This prime location in Tempe offers an ideal setting for industrial and manufacturing tenants looking to thrive in a dynamic business environment.

### Offering Summary

Lease Rate:	\$12 SF/yr (NNN)
NNNs (current estimated):	\$3.93 SF/yr
Available SF:	15,029 SF
Roll Up Door:	YES, 14 Feet



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100% HVAC FORMER SEMICONDUCTOR LAB INDUSTRIAL FLEX SPACE | 8930 S. Beck Ave., Suite 101, Tempe, AZ 85284



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**KW Commercial** | 2077 East Warner Road, #110, Tempe, AZ 85284 | [kwcommercial.com](http://kwcommercial.com)

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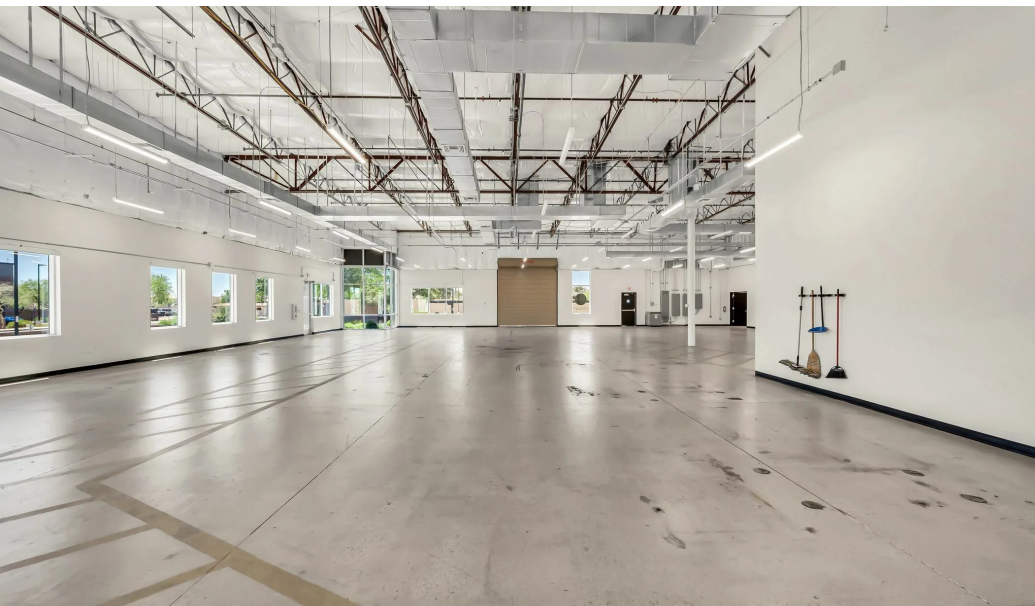
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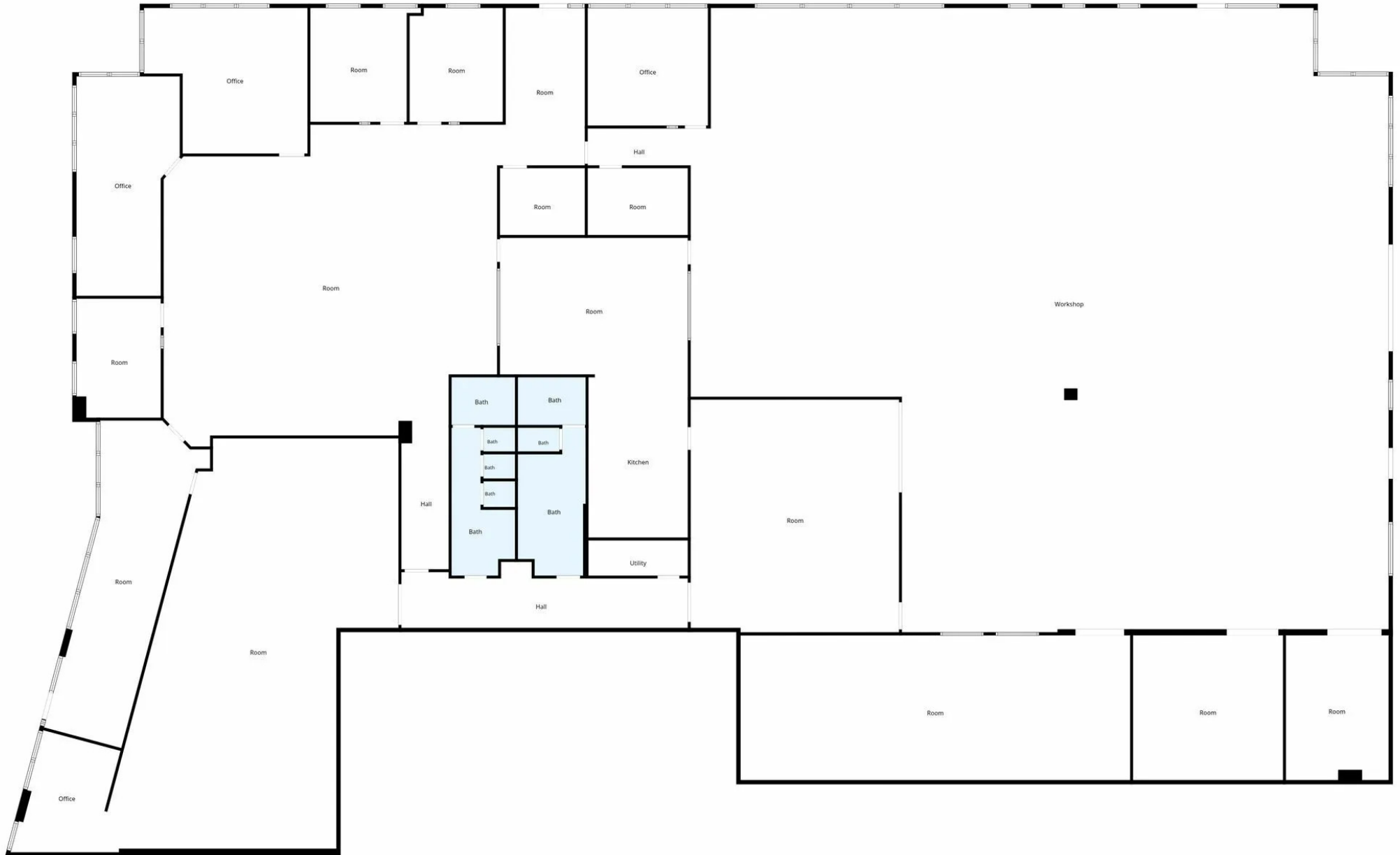


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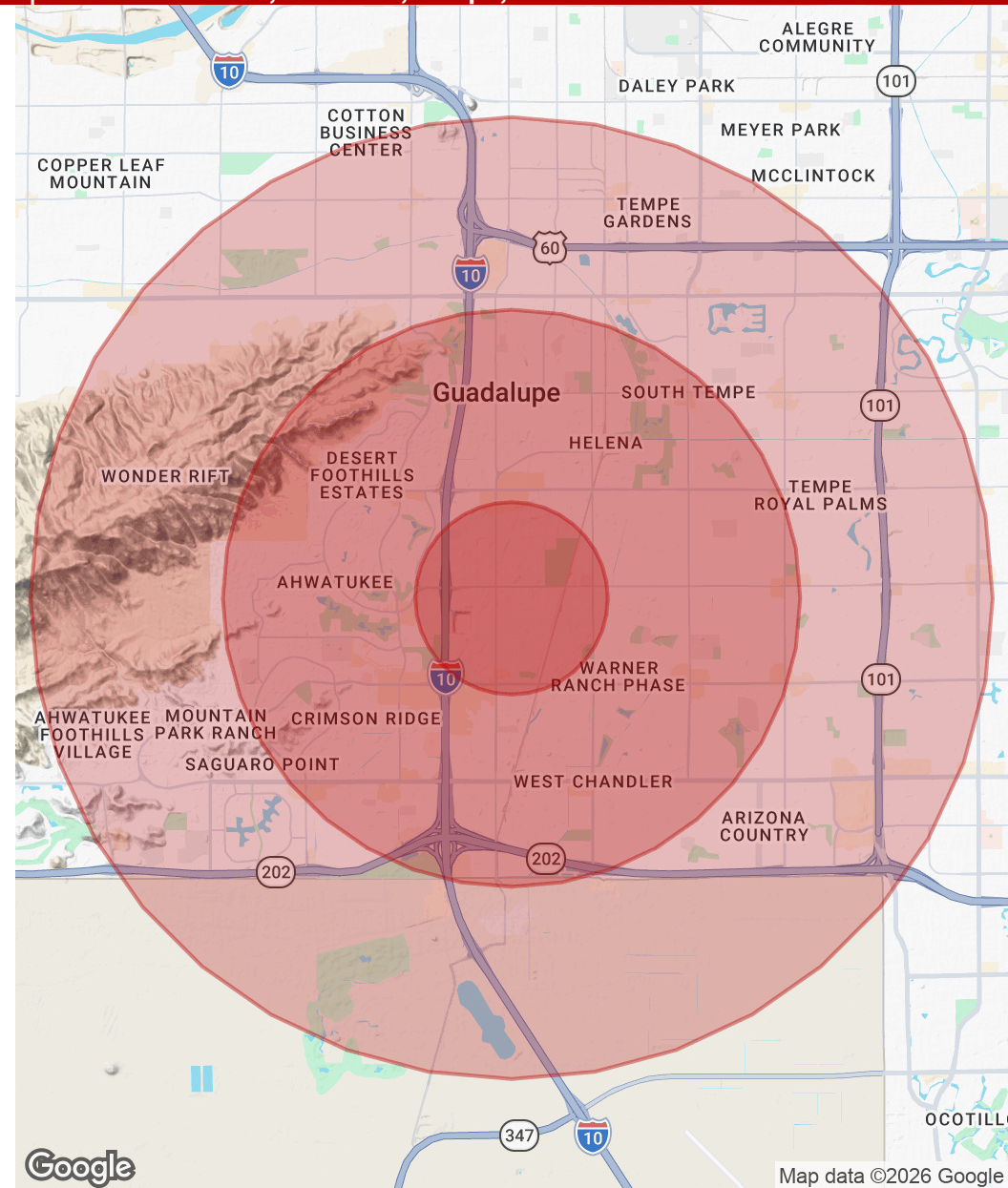
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<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population	6,596	101,927	239,288
Average Age	38.8	40	39.2
Average Age (Male)	39.3	40.8	40
Average Age (Female)	40.5	39.9	42.4
<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Households	2,748	41,820	95,959
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$138,100	\$126,881	\$124,228
Average House Value	\$636,025	\$500,257	\$482,999

2023 American Community Survey (ACS)



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