

# FOR SALE

REDUCED \$500,000



**FREE STANDING BUILDING  
PRODUCTION/FLEX SPACE**

**OFFERED AT ~~\$4,750,000~~ \$4,250,000**

21,218 SF FULLY AIR CONDITIONED  
OWNER USER OR INVESTMENT  
1.36 ACRES

**2640** W MEDTRONIC WAY  
TEMPE, AZ



 **HOME SMART**  
Each office independently owned and operated



# EXECUTIVE SUMMARY

HomeSmart is pleased to bring 2640 W. Medtronic Way to market, at the 143 Fwy bypass, just south of University Dr. in Tempe. The property is for sale and will be available for a new user or as a multi-tenant investment.

Prime Tempe location, situated less than 1 mile to the I-10 and 143 Freeways, 2 miles to the 202 Freeway and Sky Harbor Airport, 3 miles to ASU and just 10 minutes to downtown Phoenix.

Over 21,000 SF, fully air conditioned production - flex space with additional uses including distribution, manufacturing, laboratory and office. Current building layout is perfect for one owner-user or tenant or potential multi-tenant occupancy. 53 parking spaces including 9 covered. Two 12' overhead doors. Two 400 amp panels. Clean Room. Excellent highway exposure with monument signage already in place.



## PROPERTY SUMMARY

**\$4,250,000**

ADDRESS	2640 W Medtronic Way, Tempe
YEAR BUILT	1980
OCCUPANCY	Owner User & Tenants
SITE AREA	1.36 AC
ZONING	GID, General Industrial District
BUILDING AREA	21,218 sf, Single Level
PARCEL #	124-56-039A
HVAC & POWER	13 HVAC Units. 470/3 Phase
PARKING	53 Total incl. 9 Covered. 2.5/1,000 sf
LOADING	Grade Level. Two 12' Overhead Doors

**KENNETH L. CLARK**  
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**QUALITY  
BLOCK  
CONSTRUCTION**



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**RECEPTION  
CONFERENCE &  
BREAK ROOMS**



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**PRIVATE  
OFFICE SPACE**



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**OPEN  
PRODUCTION  
AREAS**



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TEMPE, ARIZONA



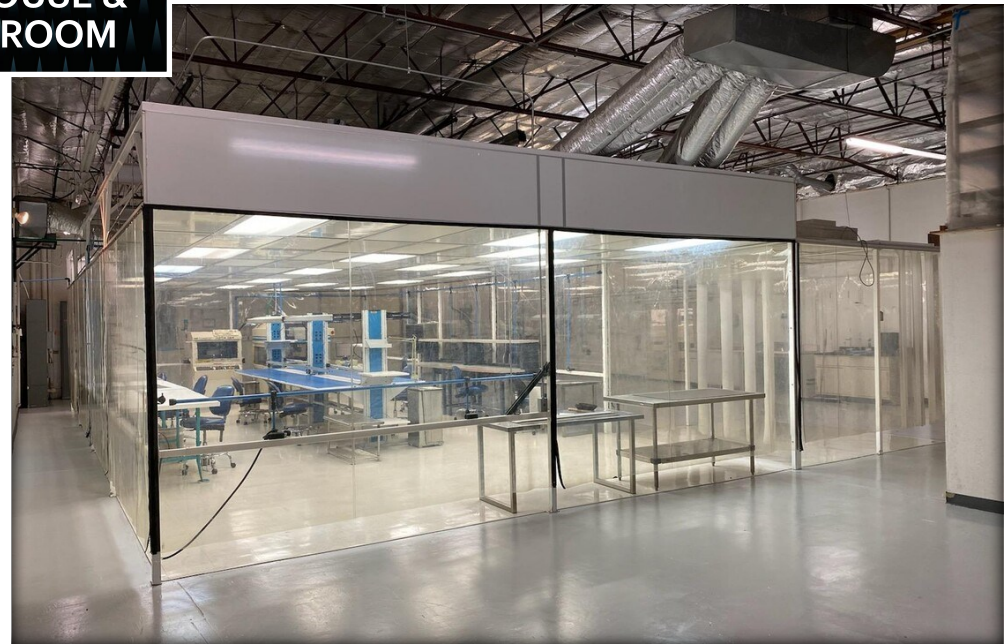
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**PRODUCTION,  
WAREHOUSE &  
CLEAN ROOM**



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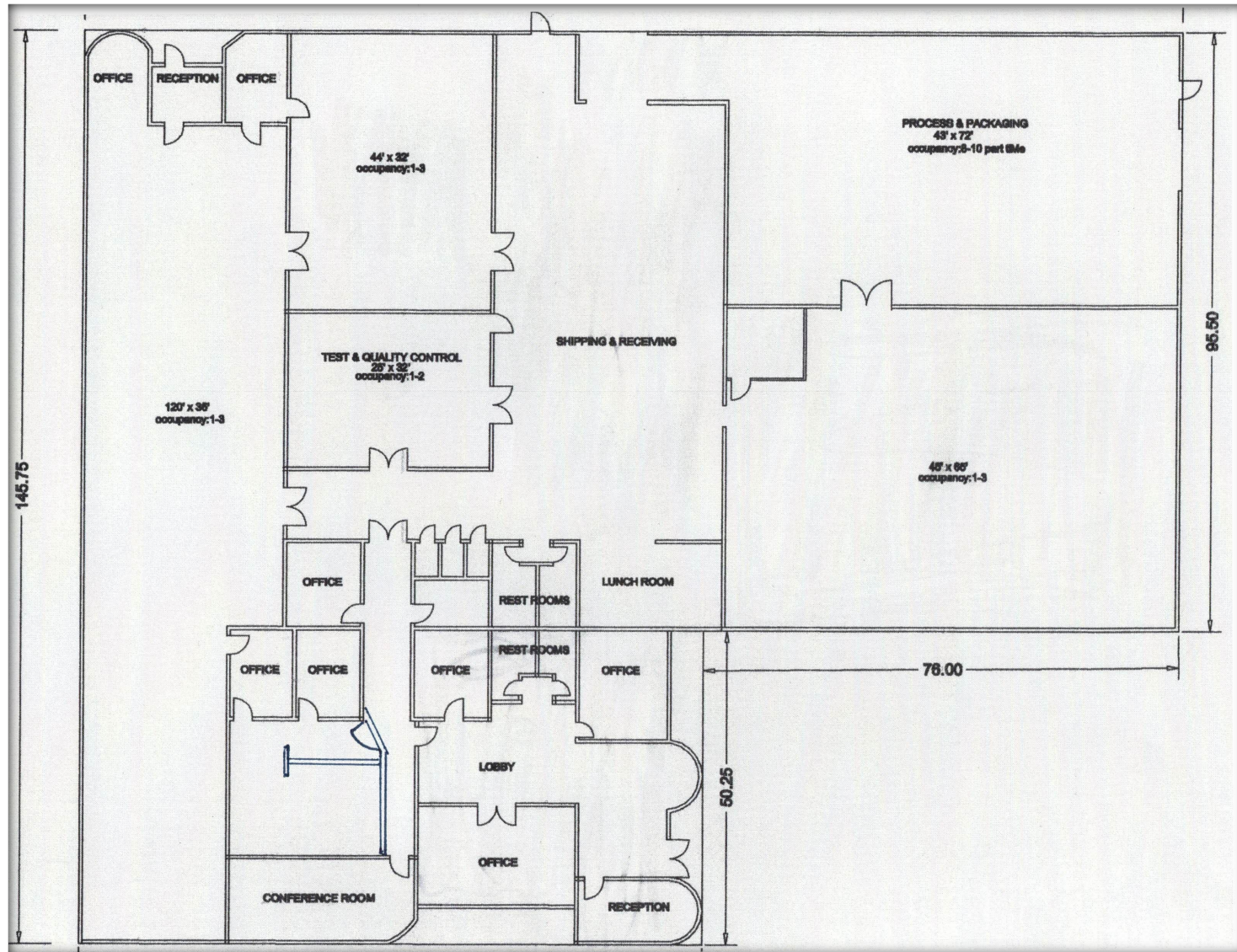


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# DIMENSIONAL BUILDING LAYOUT



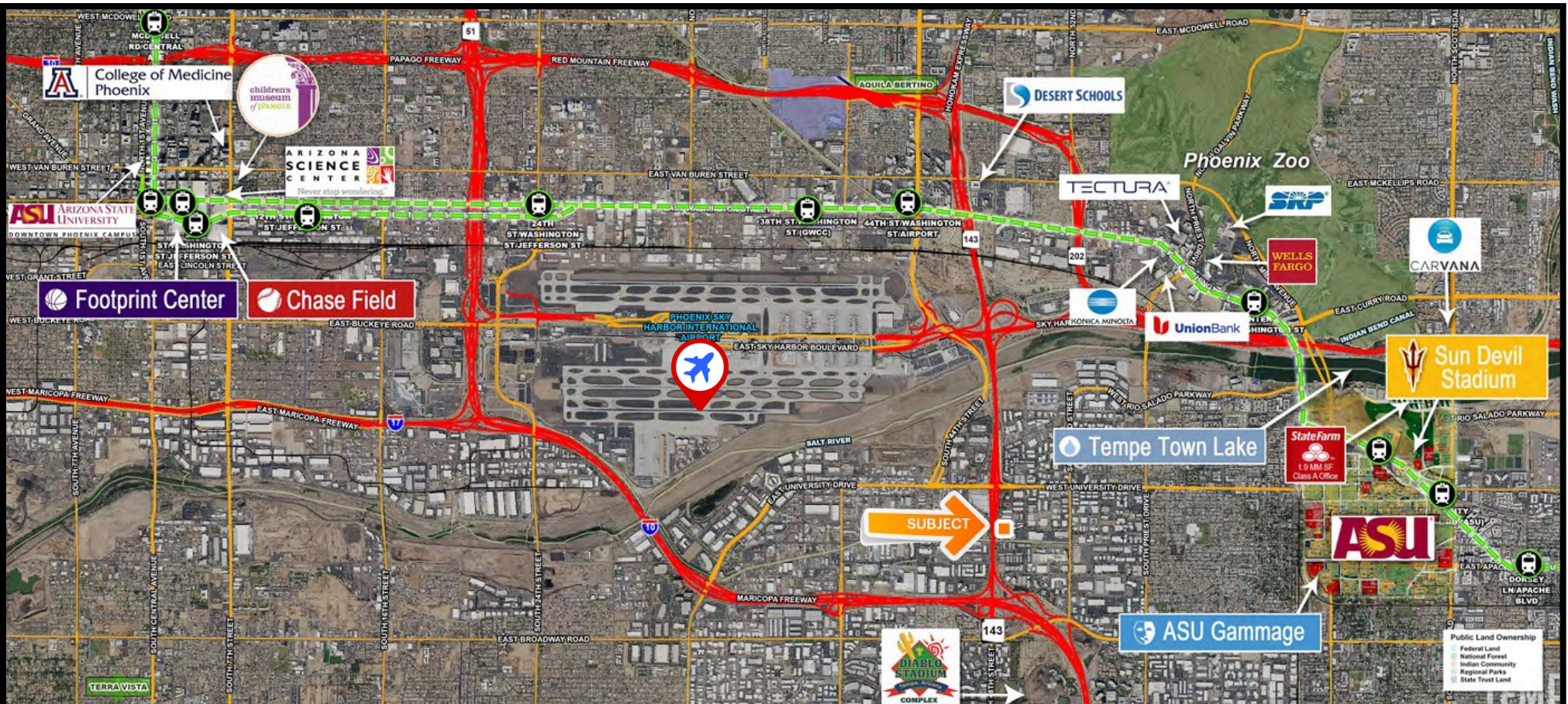
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ACCESSIBILITY TO LOOP 202, 143 AND I-10 FREEWAYS



CLOSE PROXIMITY TO ASU AND SKY HARBOR AIRPORT



NEARBY AMENITIES AND LODGING



ON-SITE MONUMENT SIGNAGE IN PLACE



FLEXIBLE AVAILABILITY WITH MONTH-TO-MONTH TENANTS IN PLACE

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