

SKY HARBOR LANDING



2405 W UNIVERSITY DR | 912 S PARK LN | 918 S PARK LN | TEMPE | ARIZONA | 85281

FOR MORE INFORMATION:

GOLDEN ST. JOHN

602.692.7615

golden@vantage-commercial.com

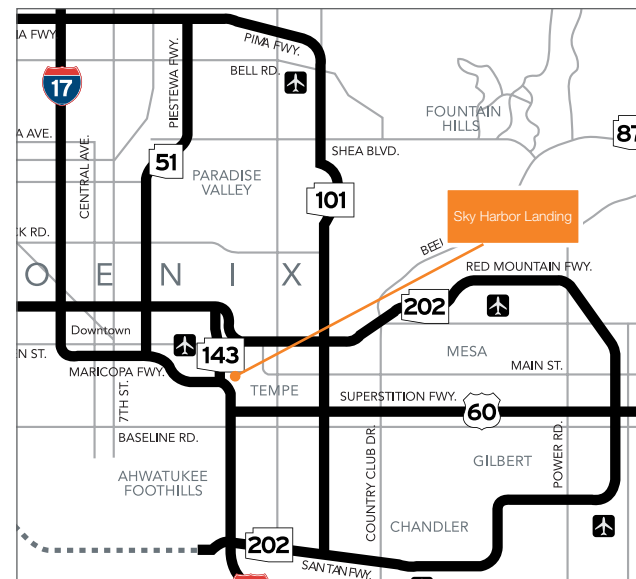
VANTAGE COMMERCIAL

Scottsdale, AZ 85258

www.vantage-commercial.com

PROPERTY FEATURES

- Spec Suites Available for immediate occupancy
- Each Suite contains Grade Level (12'x14' or 10'x12') and Truckwell / Dock High (8'x10') Doors
- Large Truck Court with excellent maneuverability
- 14' - 20' Warehouse Clear Heights
- GID Zoning, City of Tempe - Fully Sprinklered
- 120/208v, 3 phase - SRP
- 1.10/1,000 parking ratio
- 3 Minutes from Phx Sky Harbor Airport
- NNN Lease (Current Estimate: \$0.30/SF)

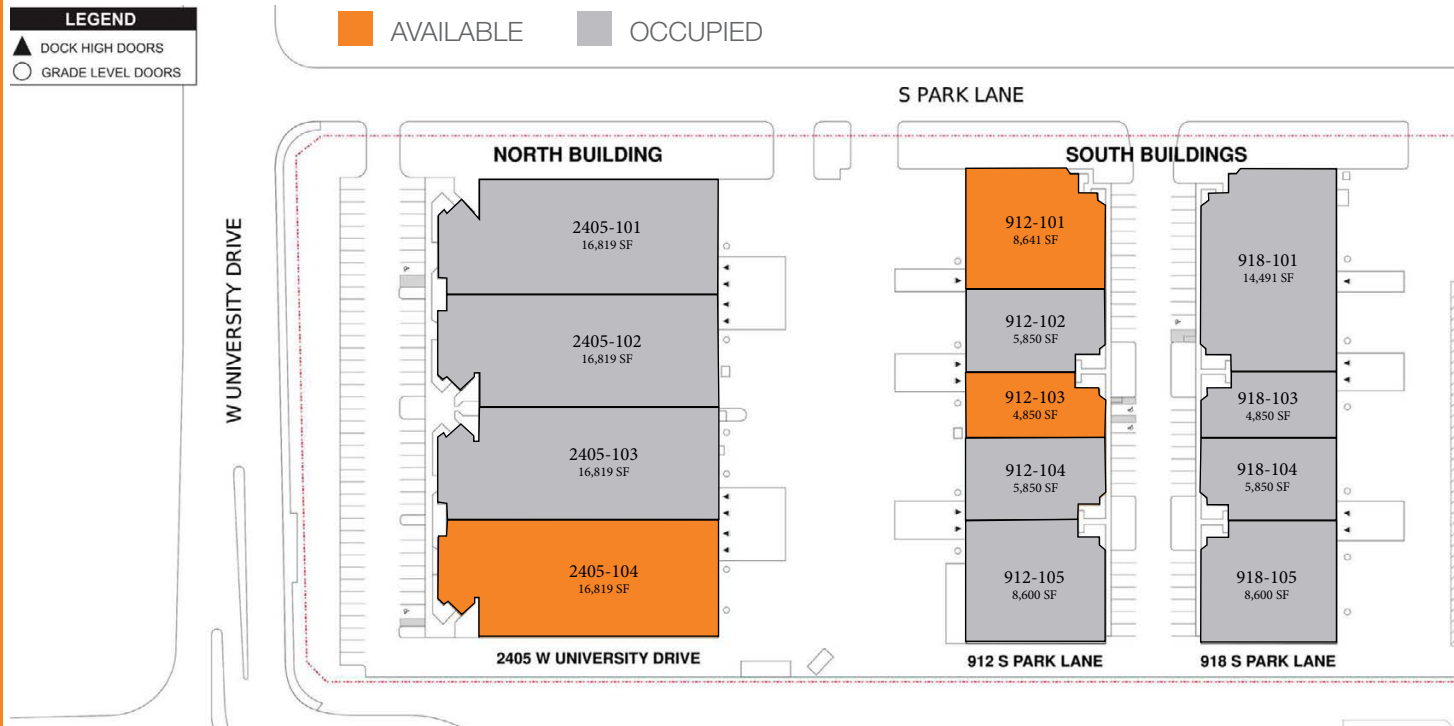


The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Broker or landlord makes no representation as to the environmental condition of the property and recommends tenant's independent investigation.



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SITE PLAN



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AVAILABILITIES

SUITE	SF	RATE (\$0.30 NNN)	BUILDOUT	NOTES	360° VIRTUAL TOUR
2405 - 104	16,819	\$1.35	12%: *SPEC SUITE* Atrium Lobby, 4 Offices, Conf. Room, Break Room, 3 Restrooms.	Evap Warehouse 15' - 16' Clear Height 2 Grade & 2 Dock-High	360° VIRTUAL TOUR
912 - A101	8,641	\$1.45	28%: Atrium reception, 3 Offices, 2 large office/bullpen areas, Break Room, 2 Restrooms.	HVAC Warehouse Area Evap Main Warehouse 16'-17' Clear Height	360° VIRTUAL TOUR
912 - A103	4,850	\$1.45	15%: Atrium reception, 2 Offices, 2 Restrooms	Evap Warehouse 16' - 17' Clear Height 200 amps, 120/208v	360° VIRTUAL TOUR

2405 W UNIVERSITY DR, SUITE 104



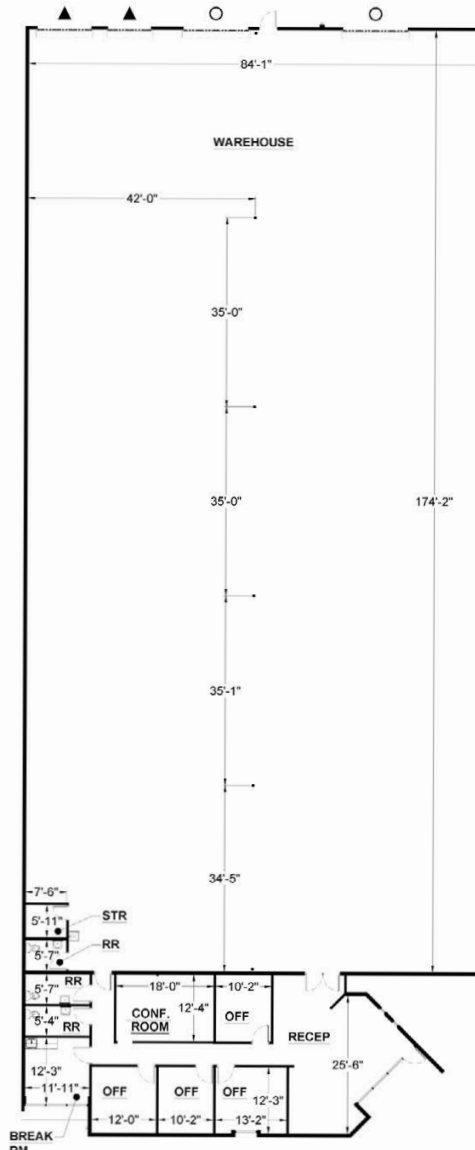
SUITE DATA:

OFFICE	2,031 SF
WAREHOUSE	14,788 SF
TOTAL	16,819 SF
CLEAR HEIGHT	15'-6" - 16'-6"
O GRADE LEVEL DOORS	2
▲ DOCK HIGH DOORS	2

SITE KEY PLAN:



BUILDING KEY PLAN:



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PHOTOS



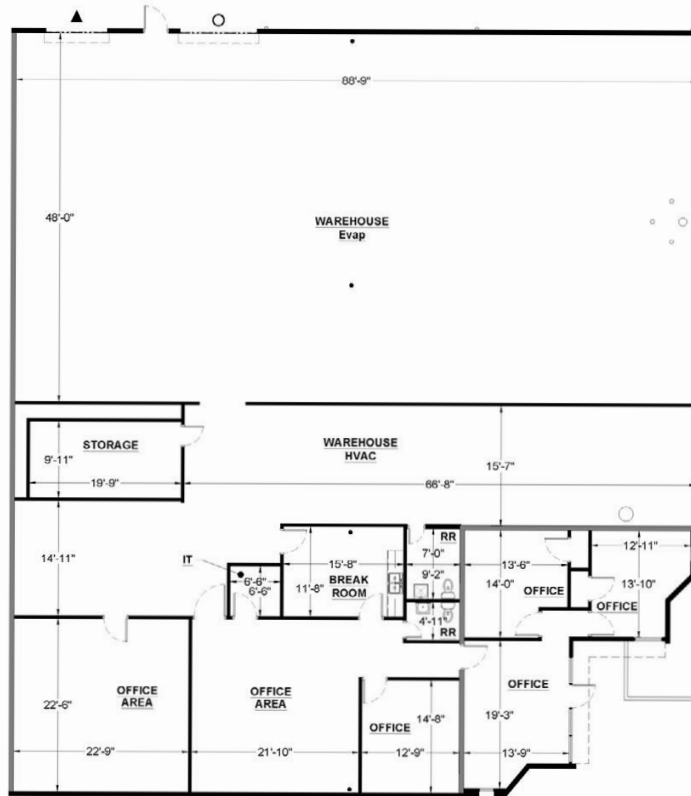
VIRTUAL TOUR

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912 S PARK LANE, SUITE A101



SUITE DATA:

OFFICE	2,456 SF
WAREHOUSE	4,382 SF
A/C WAREHOUSE	1,803 SF
TOTAL	8,641 SF
CLEAR HEIGHT	16'-10" - 17'-10"
O GRADE LEVEL DOORS	1
▲ DOCK HIGH DOORS	1

SITE KEY PLAN:



BUILDING KEY PLAN:



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PHOTOS



VIRTUAL TOUR

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912 S PARK LANE, SUITE A103



SUITE DATA:

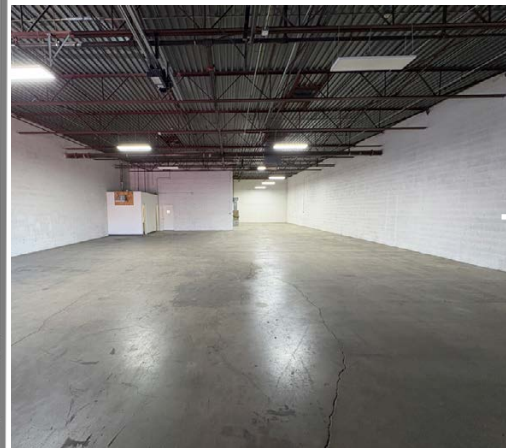
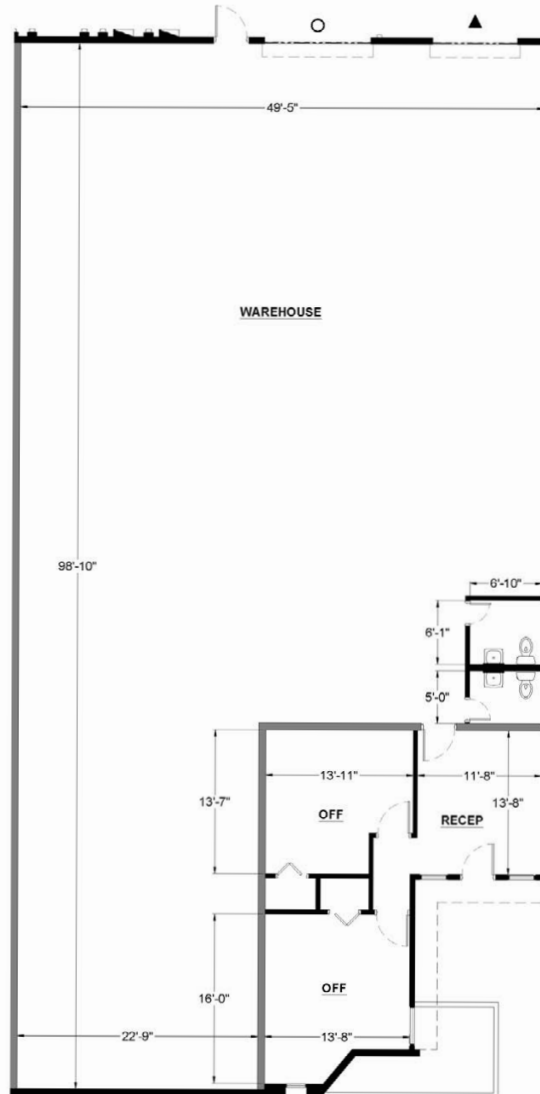
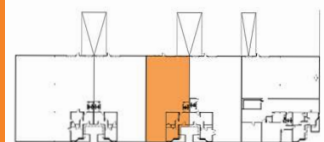
OFFICE	721 SF
WAREHOUSE	4,129 SF
TOTAL	4,850 SF

CLEAR HEIGHT	16'-10" - 17'-10"
O GRADE LEVEL DOORS	1
▲ DOCK HIGH DOORS	1

SITE KEY PLAN:



BUILDING KEY PLAN:



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360° VIRTUAL TOUR

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SKY HARBOR LANDING

AMENITIES & IMPROVEMENTS



NEARBY AMENITIES

Sky Harbor Airport
Subway
Rally's Hamburgers
Dunkin Donuts
McDonalds
Del Taco

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