

TWINS BUSINESS PARK



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

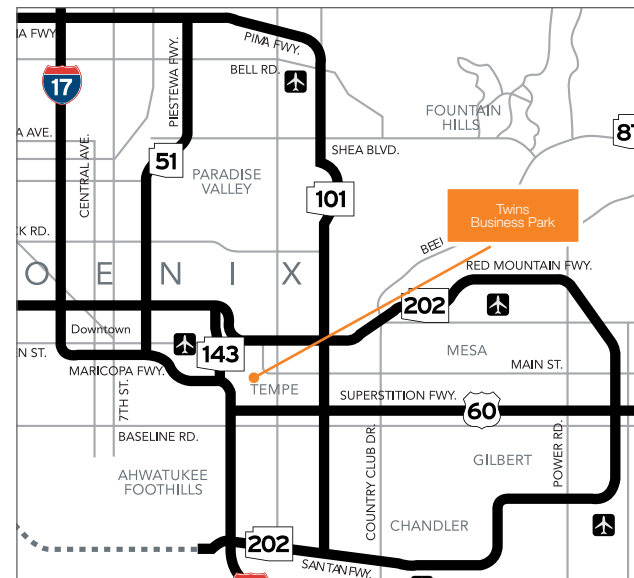
FOR MORE INFORMATION:

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.



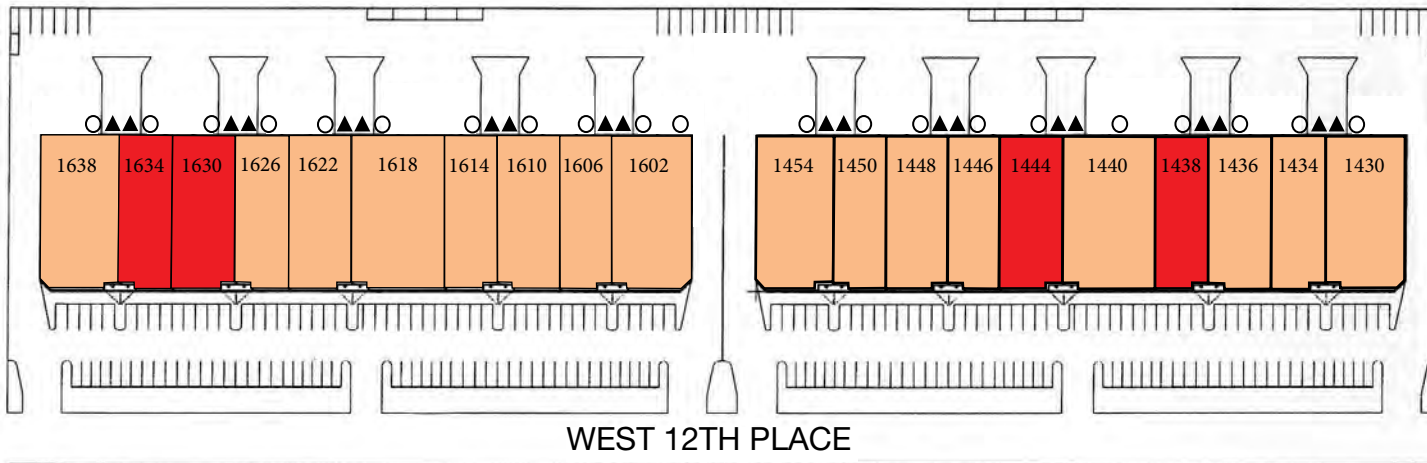
TWINS BUSINESS PARK

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	
1444	5,973	\$1.40	32%: Reception, 4 Offices, 1 Bullpen/large office, Conf. Room, Break Room, 2 Restrooms	Evap Warehouse 15'+ 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	
1634	4,912	\$1.40	23%: Reception, 1 Office, Large Conf. Room, Break Room, 2 Restrooms.	Possession April 1, 2024 More details at that time	

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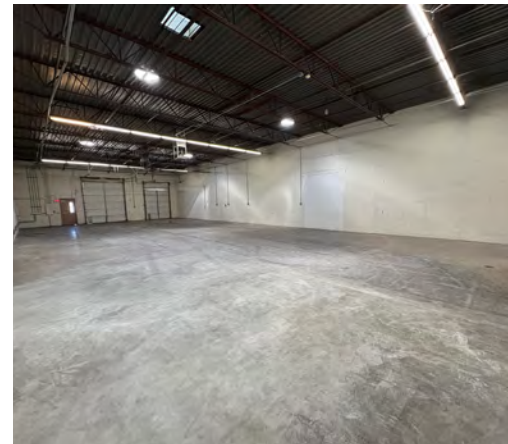
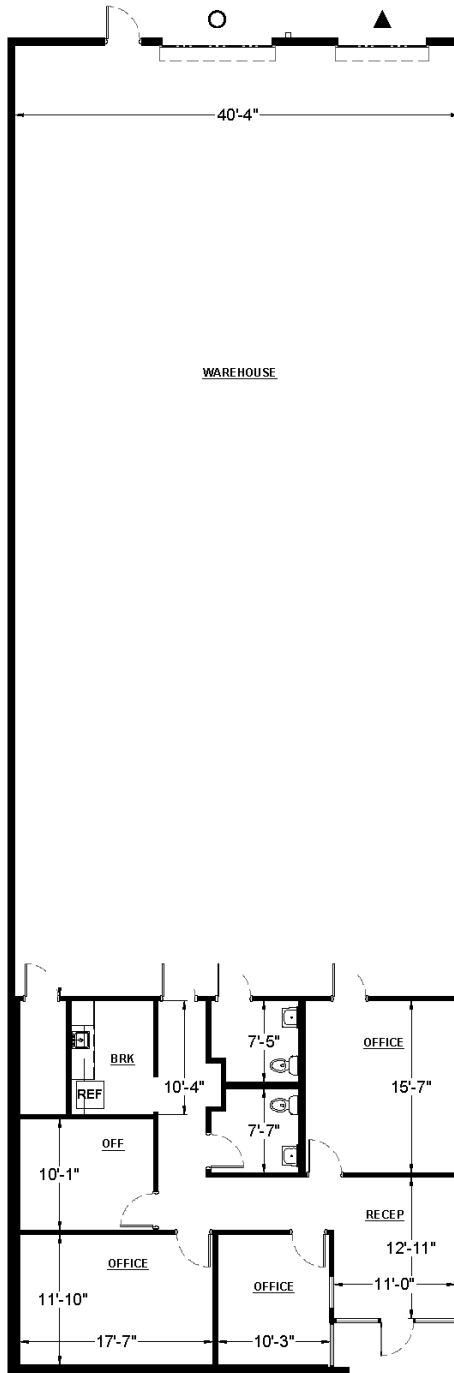
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1438 W 12TH PLACE



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



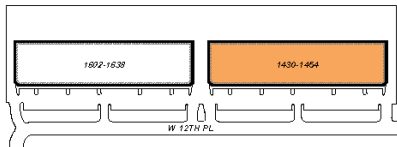
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SITE KEY PLAN:



BUILDING KEY PLAN:



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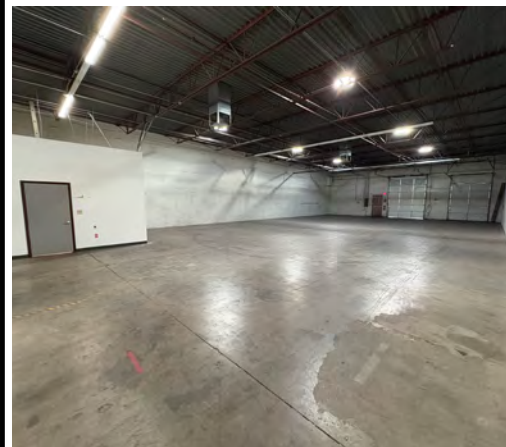
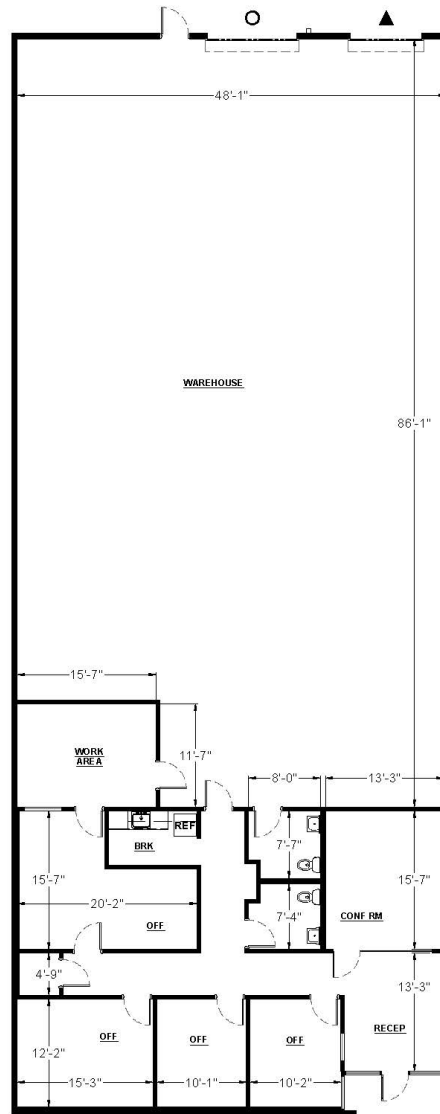
1444 W 12TH PLACE



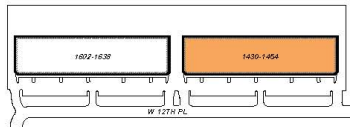
SUITE DATA:

OFFICE	1,935 SF
WAREHOUSE	4,038 SF
TOTAL	5,973 SF

CLEAR HEIGHT	15'-2" - 17'-0"
○ GRADE LEVEL DOORS	1
▲ DOCK HIGH DOORS	1



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PHOTOS



360° VIRTUAL TOUR

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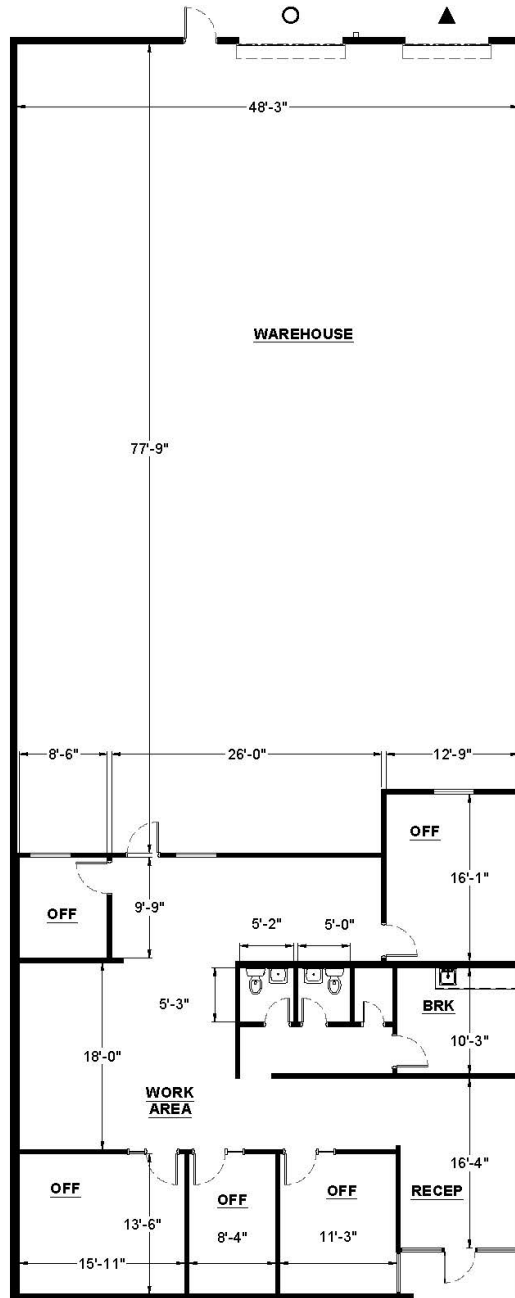
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1630 W 12TH PLACE

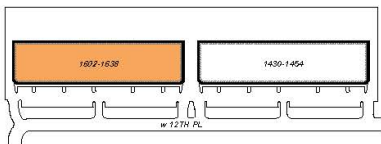


SUITE DATA:

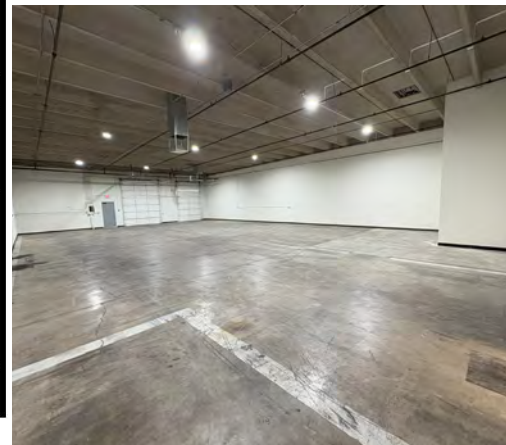
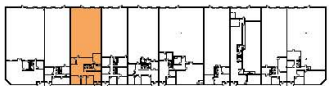
OFFICE	2,177 SF
WAREHOUSE	3,762 SF
TOTAL	5,939 SF
CLEAR HEIGHT	16'-11" - 17'-8"
○ GRADE LEVEL DOORS	1
▲ DOCK HIGH DOORS	1



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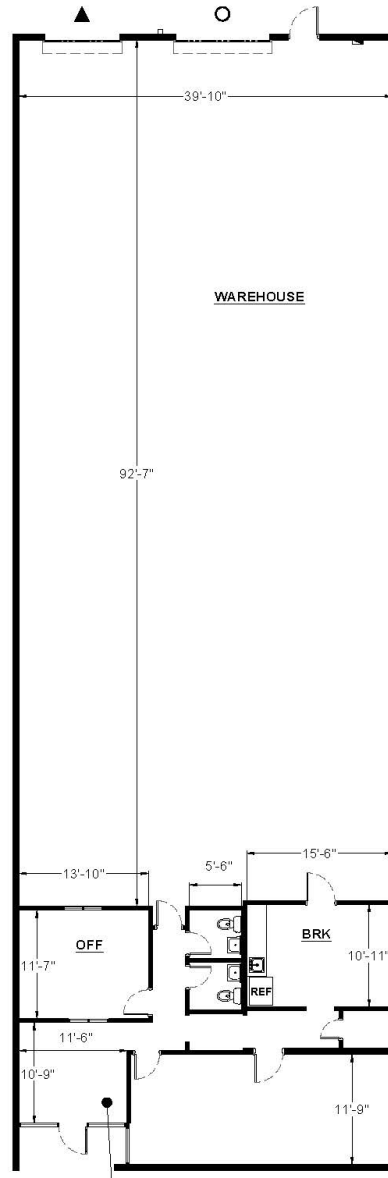
1634 W 12TH PLACE



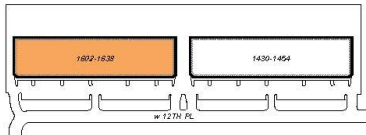
POSSESSION APRIL 1, 2025

SUITE DATA:

OFFICE	1,135 SF
WAREHOUSE	3,777 SF
TOTAL	4,912 SF
CLEAR HEIGHT	16'-11" - 17'-11"
○ GRADE LEVEL DOORS	1
▲ DOCK HIGH DOORS	1



SITE KEY PLAN:



BUILDING KEY PLAN:



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PHOTOS - COMING SOON



VIRTUAL TOUR - COMING SOON

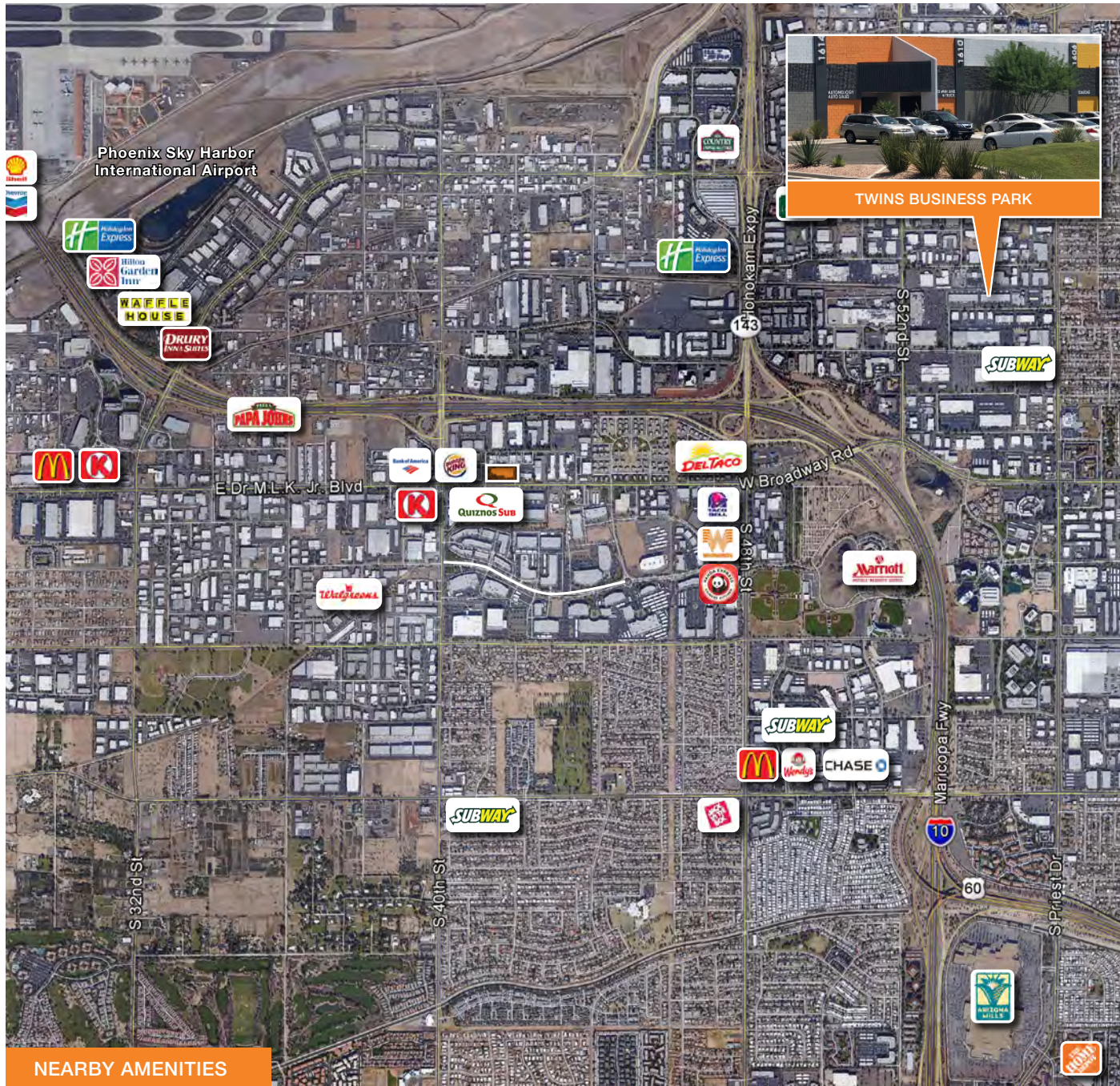
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AMENITIES & IMPROVEMENTS



NEARBY AMENITIES

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

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NEARBY AMENITIES