

ORION COMMERCE PARK



INDUSTRIAL/OFFICE
FOR LEASE

FOR MORE INFORMATION,
PLEASE CONTACT:

DARIN EDWARDS CORY BREINHOLT
D 480.214.1117 D 480.889.2569
M 480.628.8661 M 480.220.9987
dedwards@cpiaz.com cbreinholt@cpiaz.com

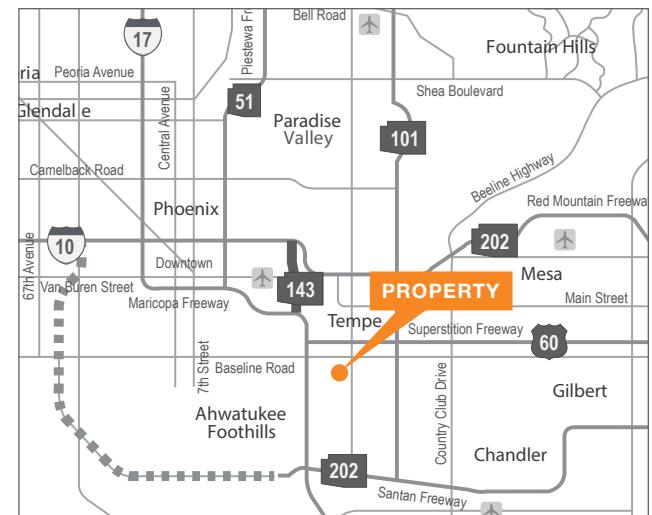
COMMERCIAL PROPERTIES INC.
2323 W University Dr
Tempe, AZ, 85281
www.cpiaz.com



110, 124, 136, & 148 W ORION ST, 6100 & 6202 S MAPLE AVE, 125 W GEMINI DR, 6105 & 6125 S ASH AVE
TEMPE | ARIZONA | 85283

PROPERTY FEATURES

- ±177,591 SF – Multi-Tenant Industrial Park
- Adjacent to US-60 & I-10 Freeways, Minutes from Sky Harbor International Airport
- Suites Range from 25% - 100% Office Buildout
- Zoned GID
- 10' - 16' Clear Height
- 8'x8' & 10'x10' Grade Level Doors
- Abundant Parking



ORION COMMERCE PARK

SITE PLAN

UNDER NEW OWNERSHIP



6105 S Ash Ave (Bldg A) - ±9,381 SF
Suites A1-8

6125 S Ash Ave (Bldg B) - ±9,203 SF
Suites B1-8

148 W Orion St (Bldg C) - ±8,773 SF
Suites C1-7

136 W Orion St (Bldg D) - ±22,047 SF
Suites D1-10

125 W Gemini Dr (Bldg E) - ±39,949 SF
Suites E1-20

110 W Orion St - ±19,562 SF
Suites 133-145

124 W Orion St (Bldg F) - ±19,632 SF
Suites F1-10

6100 S Maple Ave - ±30,003 SF
Suites 101-119

6202 S Maple Ave - ±19,041 SF
Suites 120-132

AVAILABILITIES

BLDG	SUITE	SF	OFC. %	OFFICE LAYOUT
6105	A1-A3	±3,508	40%	2 Reception, 3 Offices, Conference Room, Bull Pen, Break Room, 2 Restrooms
6105	A4	±1,390	25%	Reception, Office, Break Room, Restroom
148	C2	±2,150	-	Reception, 1 Restroom, A/C Warehouse with Double Doors
136	D1-D3	±4,500	35%	Reception, 3 Offices, Break Room, 2 Restrooms
136	D4-D5	±3,000	35%	Reception, 5 Offices, Break Room, Restroom
136	D8	±1,582	40%	Reception, 2 Offices, Bull Pen, Restrooms
125	E1-2	±3,955	75%	Reception, 11 Offices, Conference Room, Bull Pen, Break Room, 2 Restrooms
125	E11-E12	±2,736	40%	-
6100	112	±1,632	40%	Reception, 2 Offices, Conference Room, Restroom

AVAILABLE

OCCUPIED

FOR MORE INFORMATION, PLEASE CONTACT:

DARIN EDWARDS
D 480.214.1117
M 480.628.8661
dedwards@cpiaz.com

CORY BREINHOLT
D 480.889.2569
M 480.220.9987
cbreinholt@cpiaz.com



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Comercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

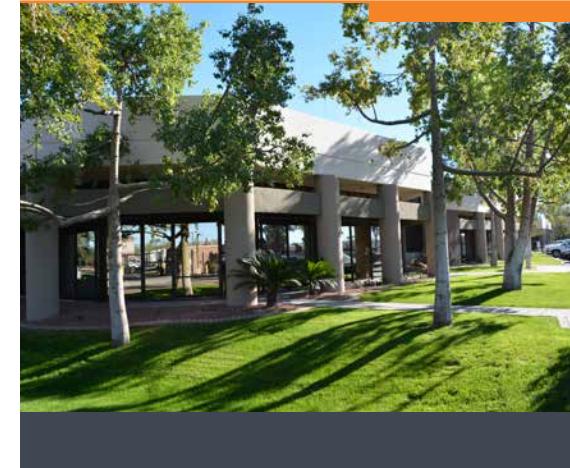
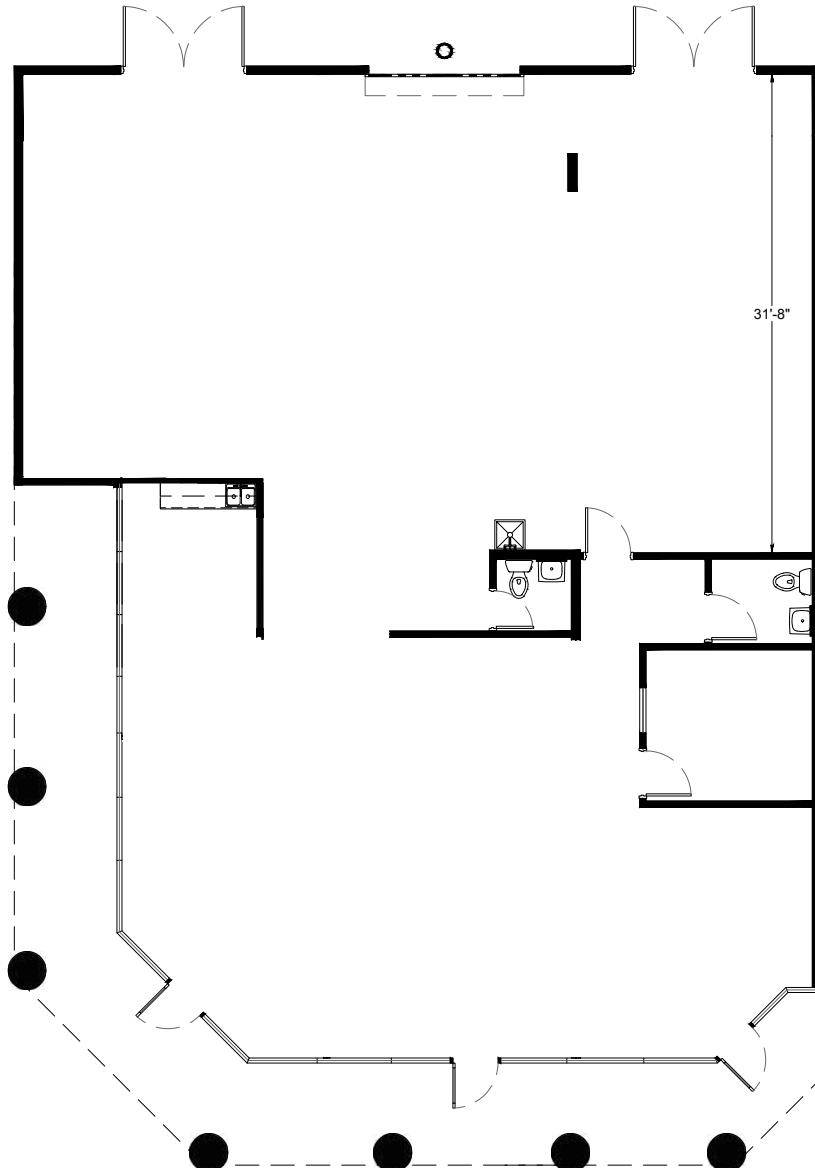
The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J&J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

01 22 26

ORION COMMERCE PARK

6105 S ASH, A1-3 (\pm 3,508 SF)

UNDER NEW OWNERSHIP



FOR MORE INFORMATION

DARIN EDWARDS
D 480.214.1117
M 480.628.8661
dedwards@cpiaz.com

CORY BREINHOLT
D 480.889.2569
M 480.220.9987
cbreinholt@cpiaz.com

COMMERCIAL PROPERTIES INC.
2323 W University Dr
Tempe, AZ, 85281
www.cpiaz.com

ORION COMMERCE PARK
110, 124, 136, 148 W ORION ST
6100 & 6202 S MAPLE AVE
125 W GEMINI AVE
6105 & 6125 S ASH AVE
PHOENIX, AZ 85040



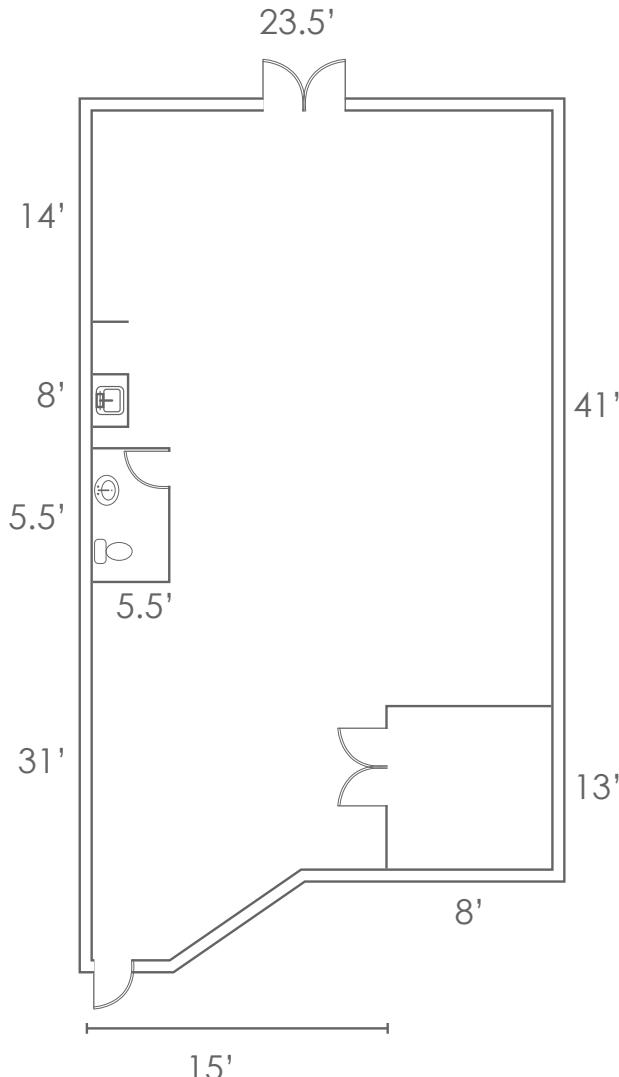
The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J&J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

01 22 26

ORION COMMERCE PARK

6105 S ASH, A4 ($\pm 1,390$ SF)

UNDER NEW OWNERSHIP



FOR MORE INFORMATION

DARIN EDWARDS
D 480.214.1117
M 480.628.8661
dedwards@cpiaz.com

CORY BREINHOLT
D 480.889.2569
M 480.220.9987
cbreinholt@cpiaz.com

COMMERCIAL PROPERTIES INC.
2323 W University Dr
Tempe, AZ, 85281
www.cpiaz.com

ORION COMMERCE PARK
110, 124, 136, 148 W ORION ST
6100 & 6202 S MAPLE AVE
125 W GEMINI AVE
6105 & 6125 S ASH AVE
PHOENIX, AZ 85040

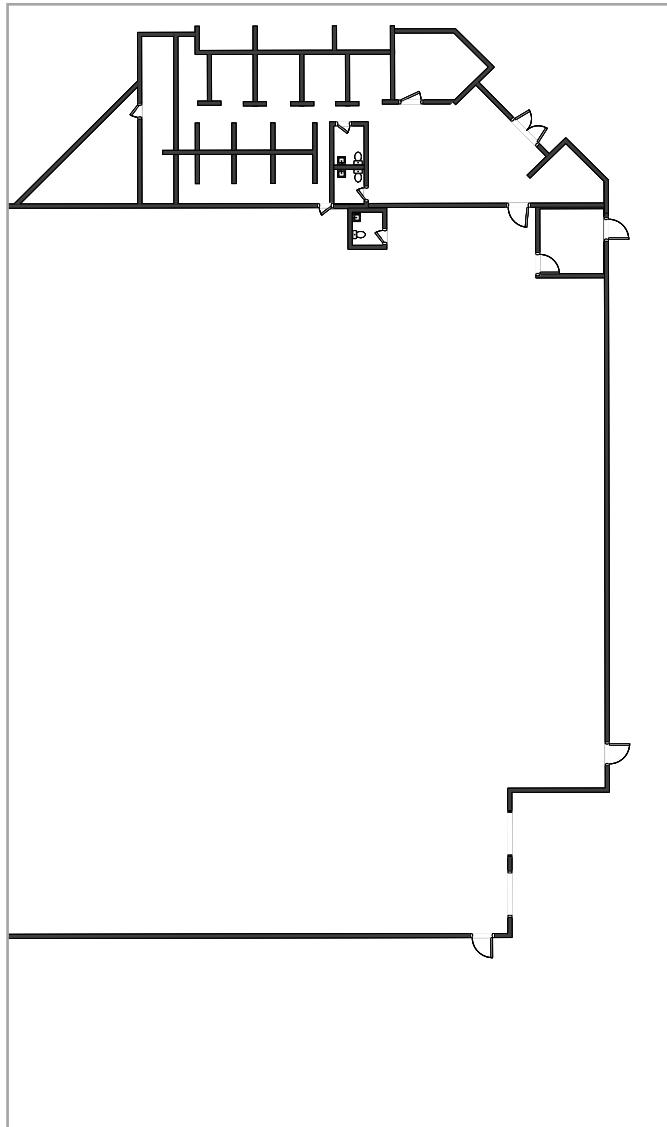


The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J&J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

ORION COMMERCE PARK

148 W ORION ST, C2 ($\pm 2,150$ SF)

UNDER NEW OWNERSHIP



FOR MORE INFORMATION

DARIN EDWARDS
D 480.214.1117
M 480.628.8661
dedwards@cpiaz.com

CORY BREINHOLT
D 480.889.2569
M 480.220.9987
cbreinholt@cpiaz.com

COMMERCIAL PROPERTIES INC.
2323 W University Dr
Tempe, AZ, 85281
www.cpiaz.com

ORION COMMERCE PARK
110, 124, 136, 148 W ORION ST
6100 & 6202 S MAPLE AVE
125 W GEMINI AVE
6105 & 6125 S ASH AVE
PHOENIX, AZ 85040

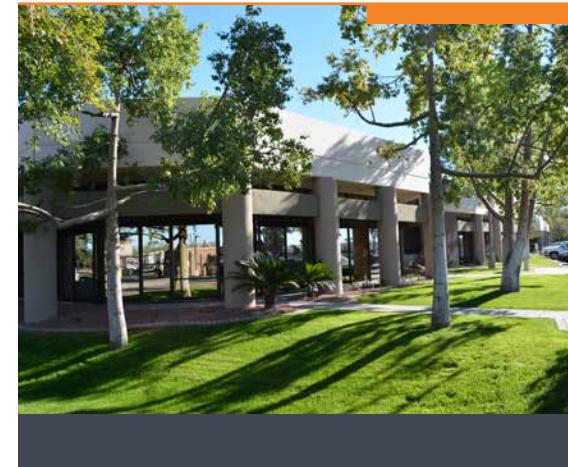
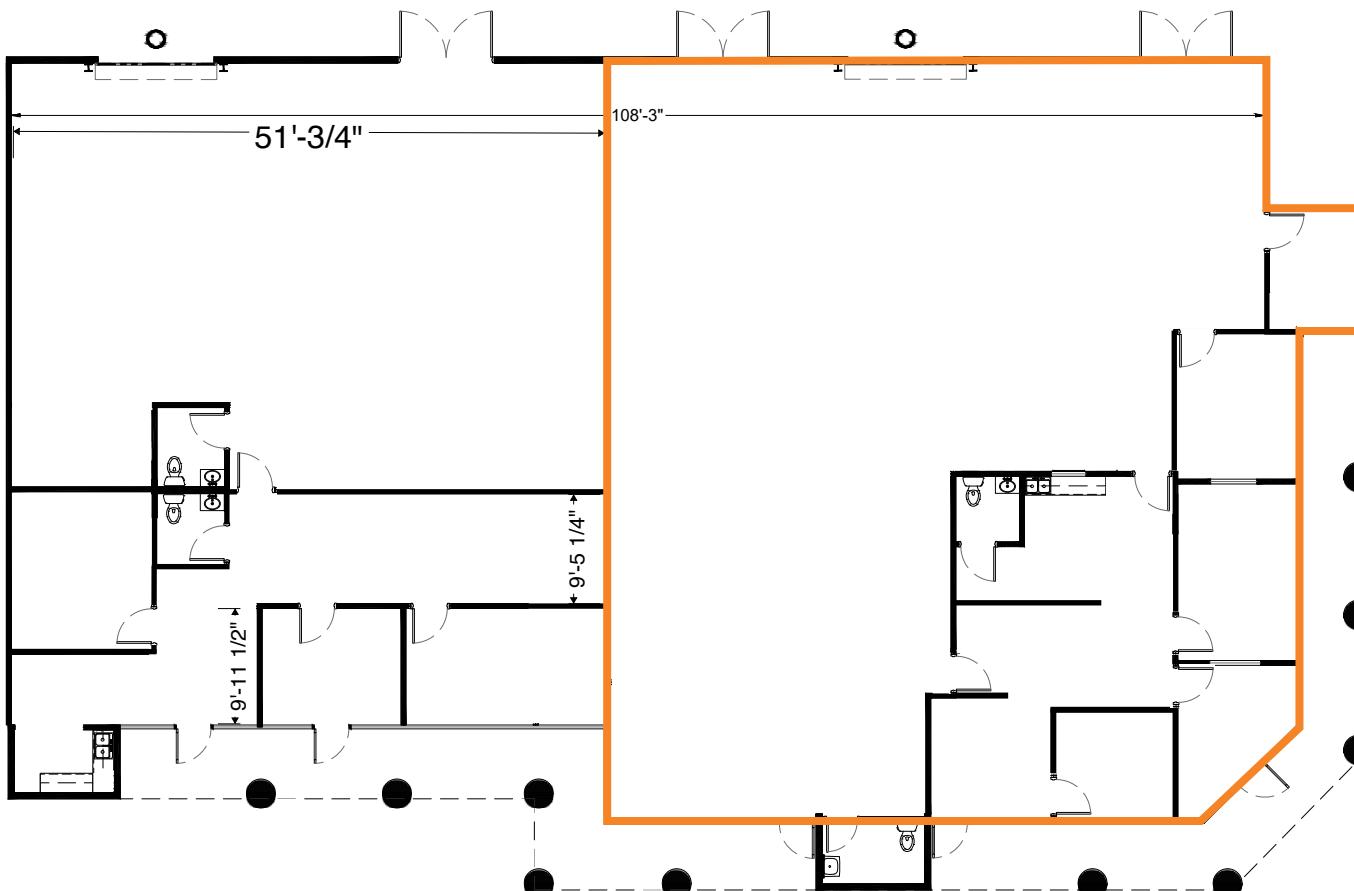


The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J&J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

ORION COMMERCE PARK

136 W ORION ST, D1-D3 ($\pm 4,500$ SF)

UNDER NEW OWNERSHIP



FOR MORE INFORMATION

DARIN EDWARDS
D 480.214.1117
M 480.628.8661
dedwards@cpiaz.com

CORY BREINHOLT
D 480.889.2569
M 480.220.9987
cbreinholt@cpiaz.com

COMMERCIAL PROPERTIES INC.
2323 W University Dr
Tempe, AZ, 85281
www.cpiaz.com

ORION COMMERCE PARK
110, 124, 136, 148 W ORION ST
6100 & 6202 S MAPLE AVE
125 W GEMINI AVE
6105 & 6125 S ASH AVE
PHOENIX, AZ 85040

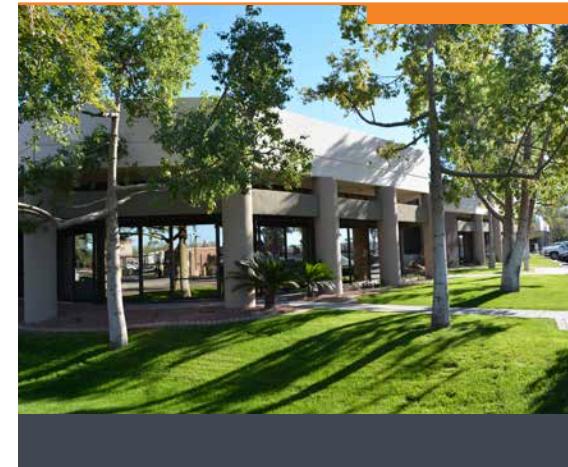
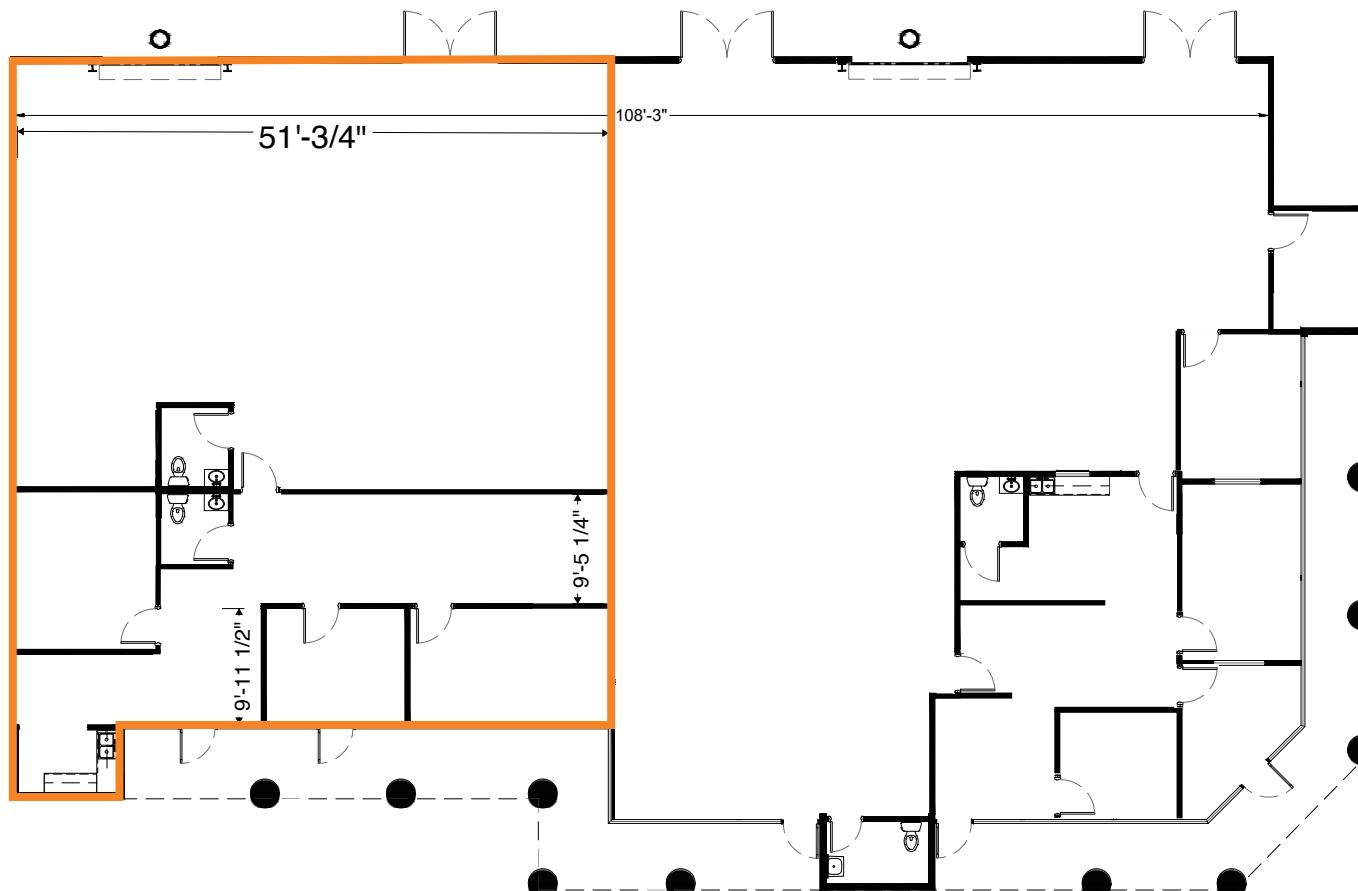


The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J&J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

ORION COMMERCE PARK

136 W ORION ST, D4-D5 (\pm 3,000 SF)

UNDER NEW OWNERSHIP



FOR MORE INFORMATION

DARIN EDWARDS
D 480.214.1117
M 480.628.8661
dedwards@cpiaz.com

CORY BREINHOLT
D 480.889.2569
M 480.220.9987
cbreinholt@cpiaz.com

COMMERCIAL PROPERTIES INC.
2323 W University Dr
Tempe, AZ, 85281
www.cpiaz.com

ORION COMMERCE PARK
110, 124, 136, 148 W ORION ST
6100 & 6202 S MAPLE AVE
125 W GEMINI AVE
6105 & 6125 S ASH AVE
PHOENIX, AZ 85040

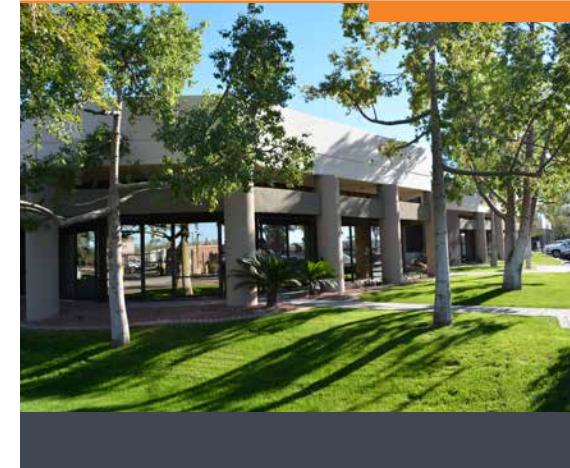
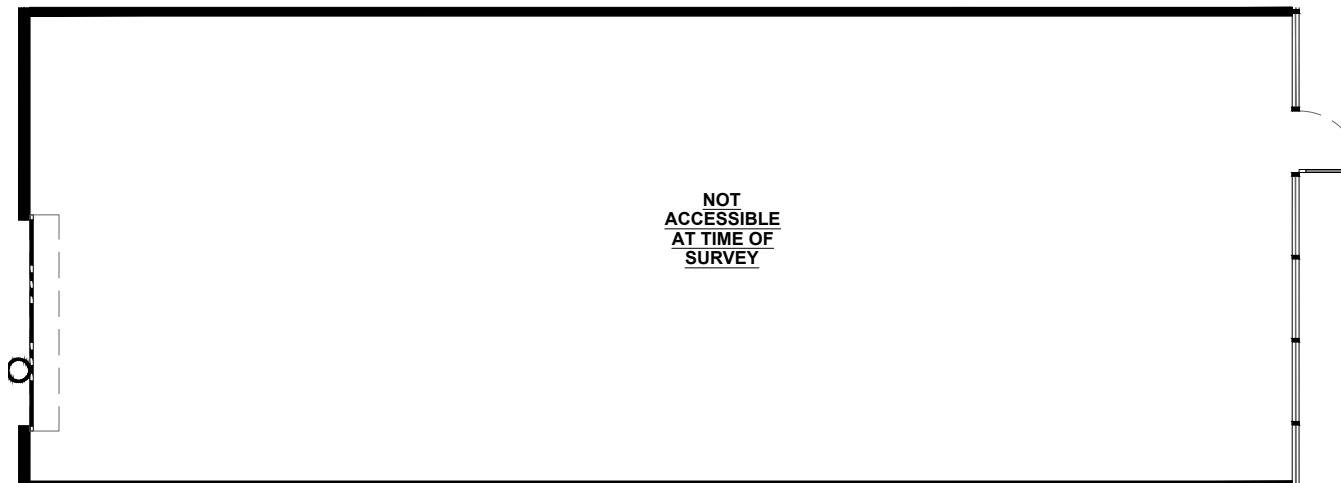


The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J&J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

ORION COMMERCE PARK

136 W ORION ST, D8 ($\pm 3,000$ SF)

UNDER NEW OWNERSHIP



FOR MORE INFORMATION

DARIN EDWARDS
D 480.214.1117
M 480.628.8661
dedwards@cpiaz.com

CORY BREINHOLT
D 480.889.2569
M 480.220.9987
cbreinholt@cpiaz.com

COMMERCIAL PROPERTIES INC.
2323 W University Dr
Tempe, AZ, 85281
www.cpiaz.com

ORION COMMERCE PARK
110, 124, 136, 148 W ORION ST
6100 & 6202 S MAPLE AVE
125 W GEMINI AVE
6105 & 6125 S ASH AVE
PHOENIX, AZ 85040



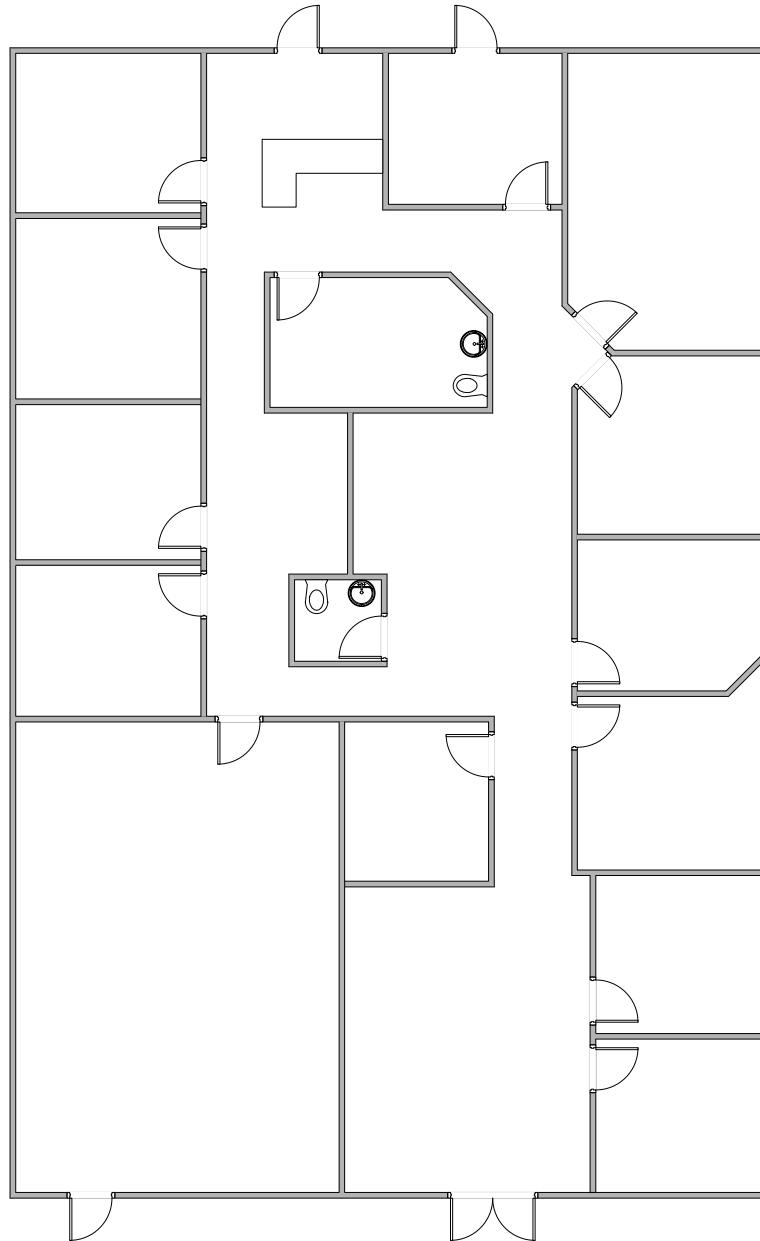
The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J&J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

ORION COMMERCE PARK

125 W GEMINI DR, E1-2 (\pm 3,955 SF)



UNDER NEW OWNERSHIP



FOR MORE INFORMATION

DARIN EDWARDS
D 480.214.1117
M 480.628.8661
dedwards@cpiaz.com

CORY BREINHOLT
D 480.889.2569
M 480.220.9987
cbreinholt@cpiaz.com

COMMERCIAL PROPERTIES INC.
2323 W University Dr
Tempe, AZ, 85281
www.cpiaz.com

ORION COMMERCE PARK
110, 124, 136, 148 W ORION ST
6100 & 6202 S MAPLE AVE
125 W GEMINI AVE
6105 & 6125 S ASH AVE
PHOENIX, AZ 85040

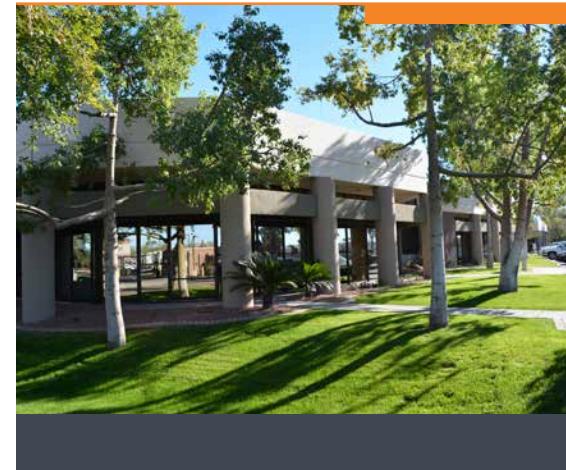
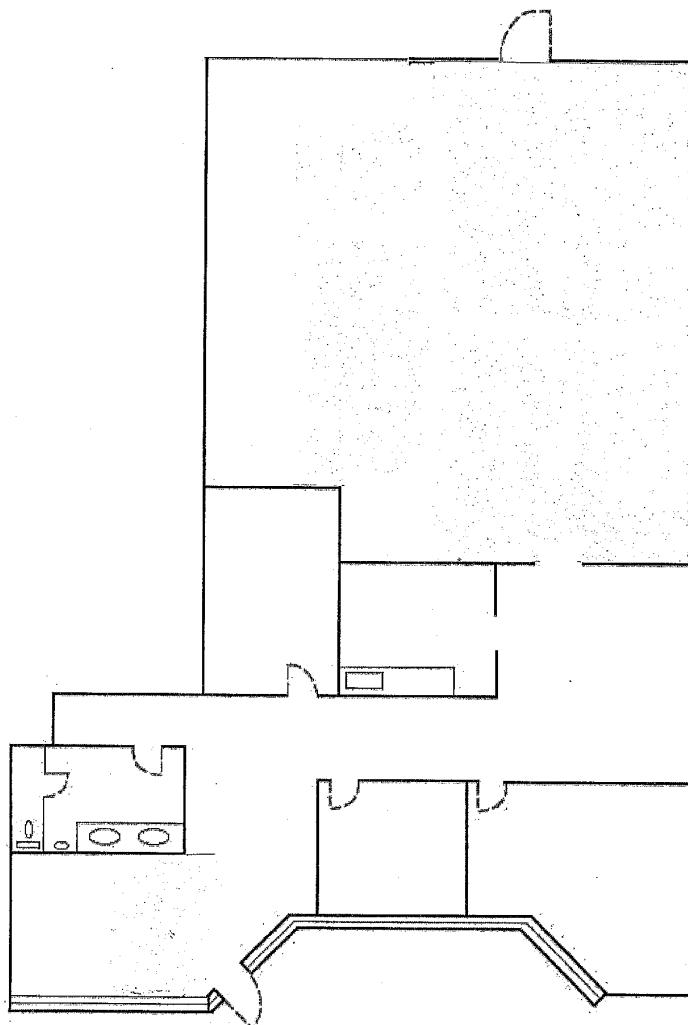


The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J&J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

ORION COMMERCE PARK

125 W GEMINI DR, E11-12 (\pm 2,736 SF)

UNDER NEW OWNERSHIP



FOR MORE INFORMATION

DARIN EDWARDS
D 480.214.1117
M 480.628.8661
dedwards@cpiaz.com

CORY BREINHOLT
D 480.889.2569
M 480.220.9987
cbreinholt@cpiaz.com

COMMERCIAL PROPERTIES INC.
2323 W University Dr
Tempe, AZ, 85281
www.cpiaz.com

ORION COMMERCE PARK
110, 124, 136, 148 W ORION ST
6100 & 6202 S MAPLE AVE
125 W GEMINI AVE
6105 & 6125 S ASH AVE
PHOENIX, AZ 85040

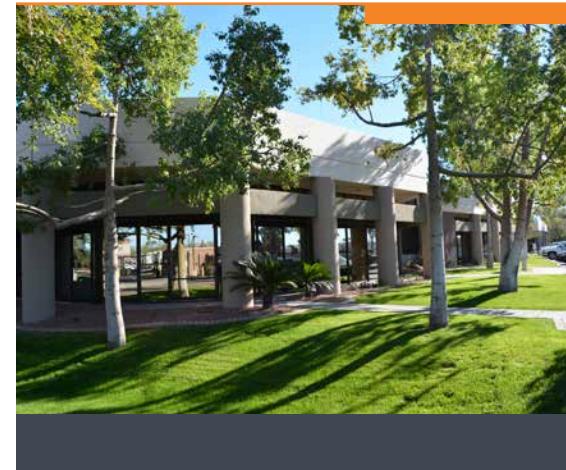
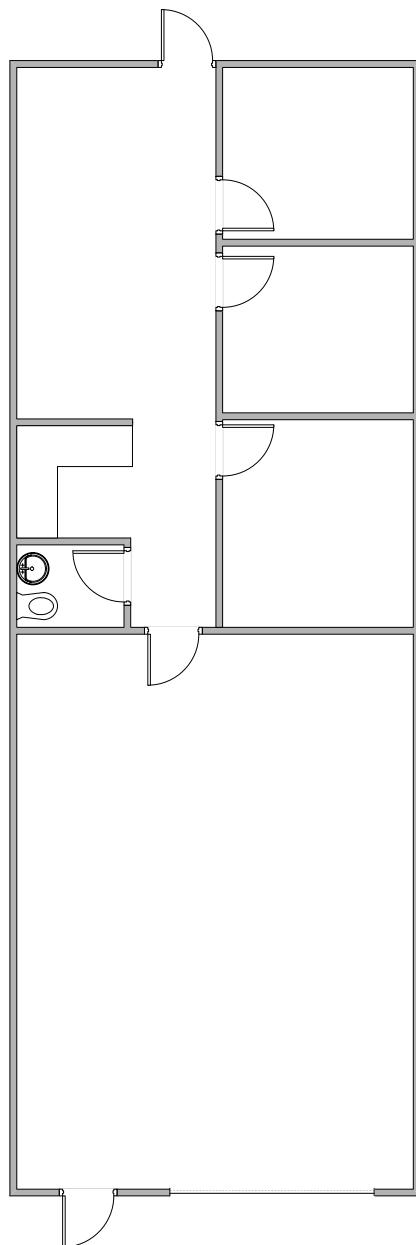


The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J&J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

ORION COMMERCE PARK

6100 S MAPLE AVE, 112 (\pm 1,632 SF)

UNDER NEW OWNERSHIP



FOR MORE INFORMATION

DARIN EDWARDS
D 480.214.1117
M 480.628.8661
dedwards@cpiaz.com

CORY BREINHOLT
D 480.889.2569
M 480.220.9987
cbreinholt@cpiaz.com

COMMERCIAL PROPERTIES INC.
2323 W University Dr
Tempe, AZ, 85281
www.cpiaz.com

ORION COMMERCE PARK
110, 124, 136, 148 W ORION ST
6100 & 6202 S MAPLE AVE
125 W GEMINI AVE
6105 & 6125 S ASH AVE
PHOENIX, AZ 85040



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J&J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

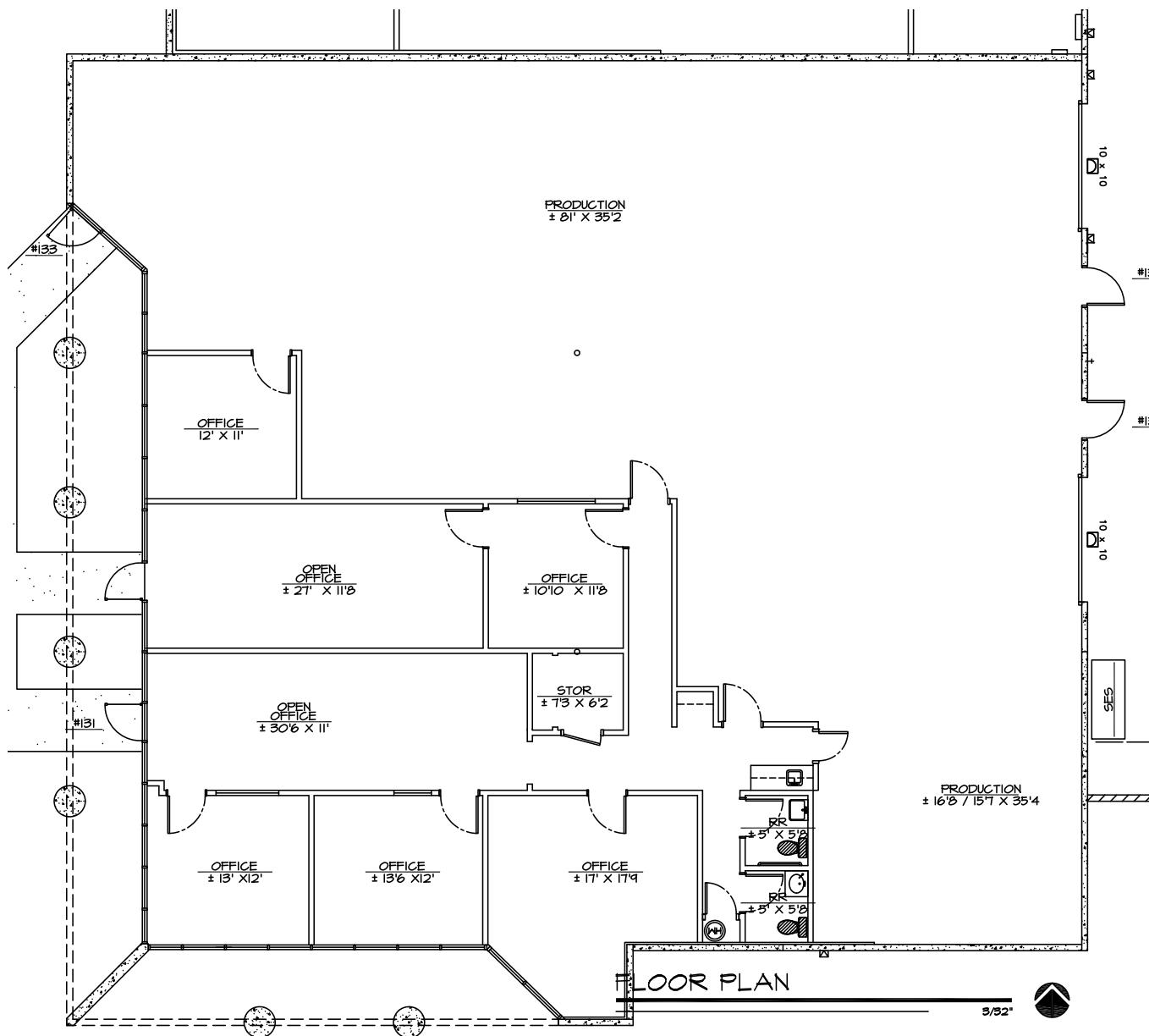
01 22 26

ORION COMMERCE PARK

110 W ORION ST, 133-135 (\pm 6,177 SF)

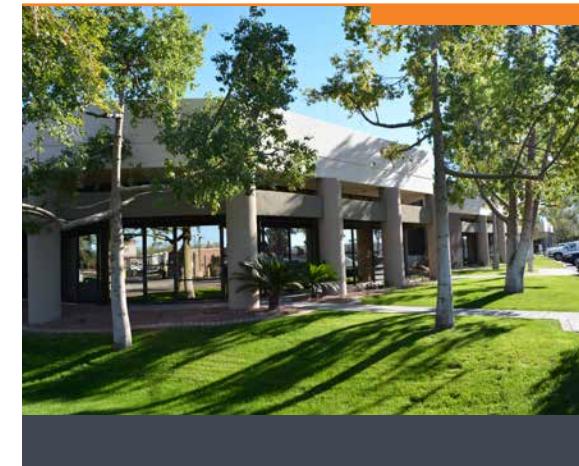


UNDER NEW OWNERSHIP



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J&J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

01 22 26



FOR MORE INFORMATION

DARIN EDWARDS
D 480.214.1117
M 480.628.8661
dedwards@cpiaz.com

CORY BREINHOLT
D 480.889.2569
M 480.220.9987
cbreinholt@cpiaz.com

COMMERCIAL PROPERTIES INC.
2323 W University Dr
Tempe, AZ, 85281
www.cpiaz.com

ORION COMMERCE PARK
110, 124, 136, 148 W ORION ST
6100 & 6202 S MAPLE AVE
125 W GEMINI AVE
6105 & 6125 S ASH AVE
PHOENIX, AZ 85040



COMMERCIAL
PROPERTIES INC.

Locally Owned. Globally Connected.

ORION COMMERCE PARK

AMENITIES & IMPROVEMENTS

UNDER NEW OWNERSHIP



NEARBY AMENITIES

- Sky Harbor International Airport
- Arizona State University
- Easy Access to I-10 & US-60 Freeways

FOR MORE INFORMATION

DARIN EDWARDS
D 480.214.1117
M 480.628.8661
dedwards@cpiaz.com

CORY BREINHOLT
D 480.889.2569
M 480.220.9987
cbreinholt@cpiaz.com

COMMERCIAL PROPERTIES INC.
2323 W University Dr
Tempe, AZ, 85281
www.cpiaz.com

ORION COMMERCE PARK
110, 124, 136, 148 W ORION ST
6100 & 6202 S MAPLE AVE
125 W GEMINI AVE
6105 & 6125 S ASH AVE
PHOENIX, AZ 85040

 **COMMERCIAL PROPERTIES INC.**
Locally Owned. Globally Connected.