

113-117 S ROCKFORD, TEMPE, AZ



INDUSTRIAL PROPERTY FOR SALE

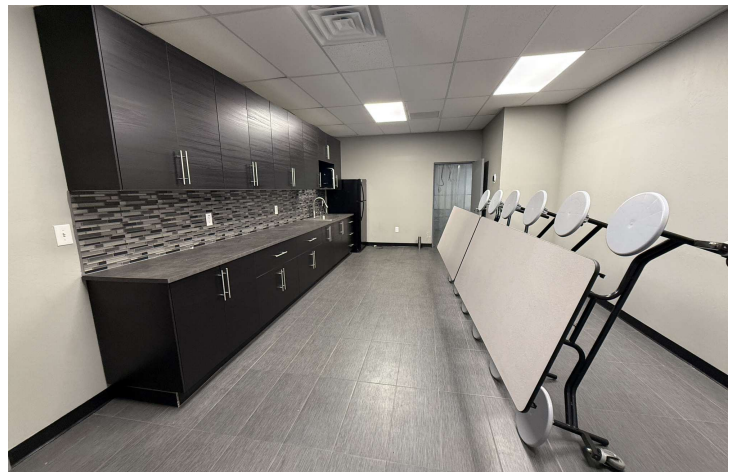
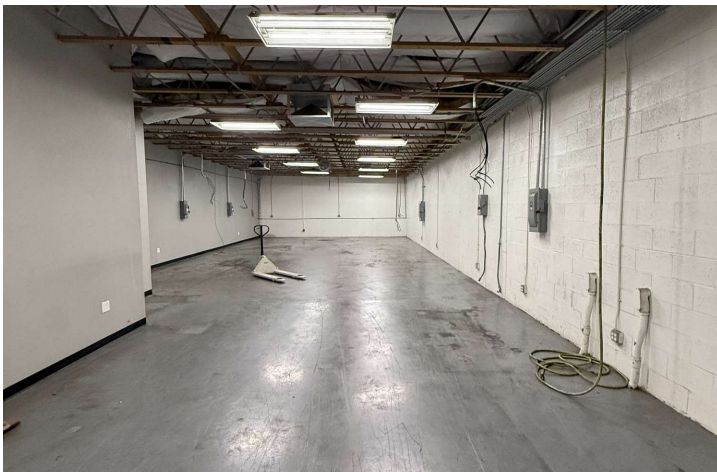
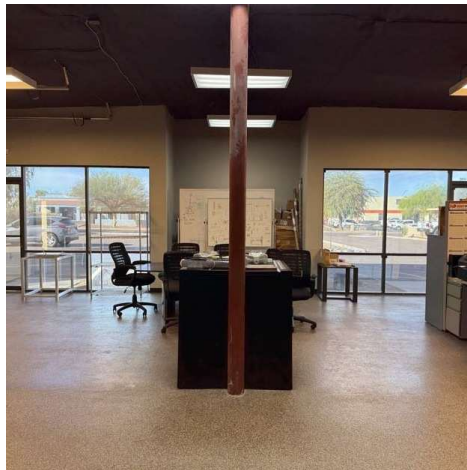
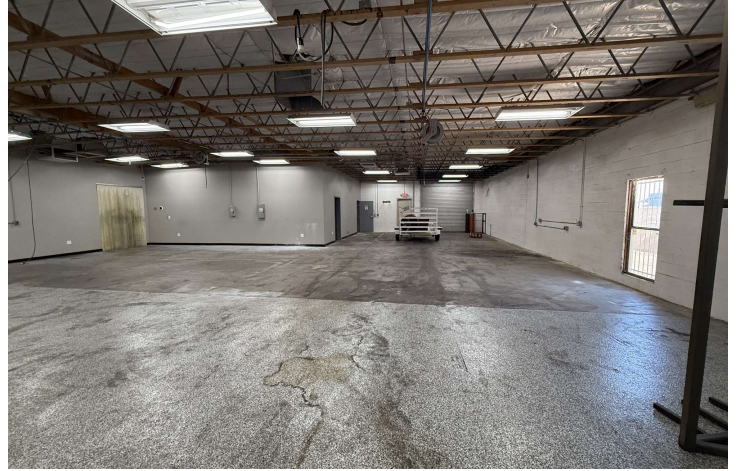
OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	0.5 Acres
Building Size:	7,336 SF
Grade Level Doors:	2
Ceiling Height:	16.0 FT
Year Built:	1980
Renovated:	2019

PROPERTY HIGHLIGHTS

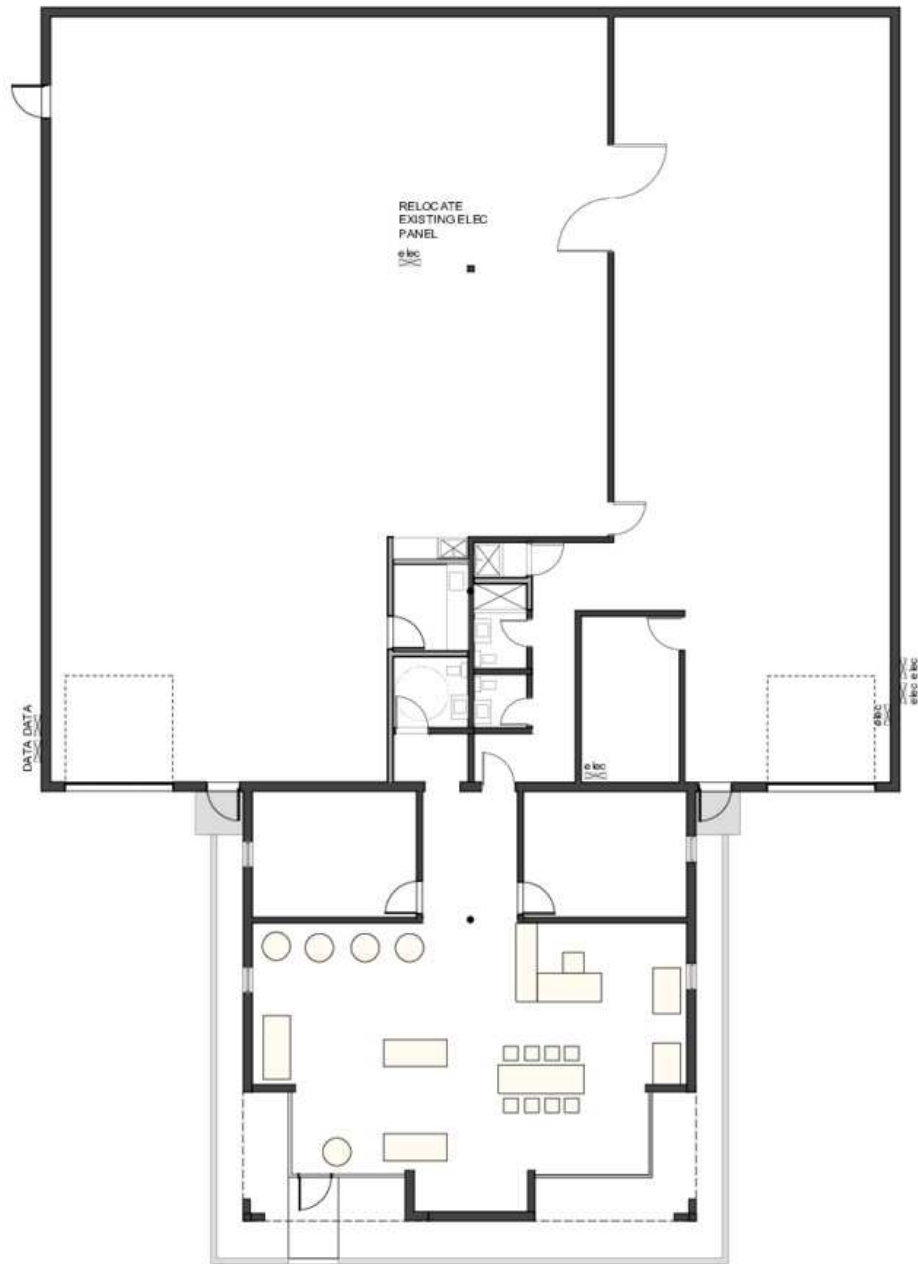
- Prime Location, High-Powered Performance, and Unmatched Versatility
- 800 Amps of Three Phase Power
- Former CNC Shop
- 2 Bathrooms / Shower
- Breakroom / Kitchen

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## FLOORPLAN

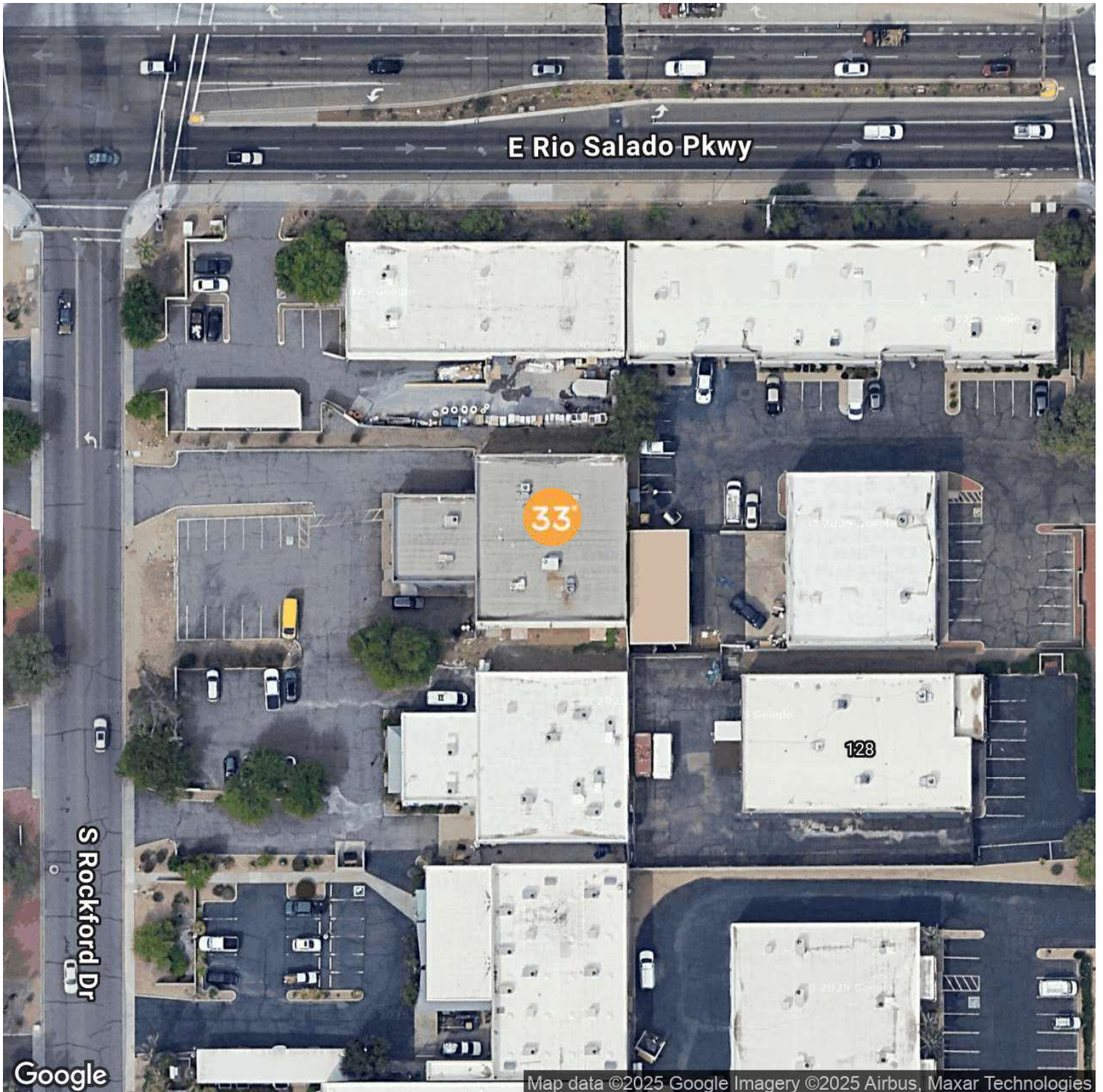
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PROPOSED PLAN  
Scale: 1/8" = 1'-0"

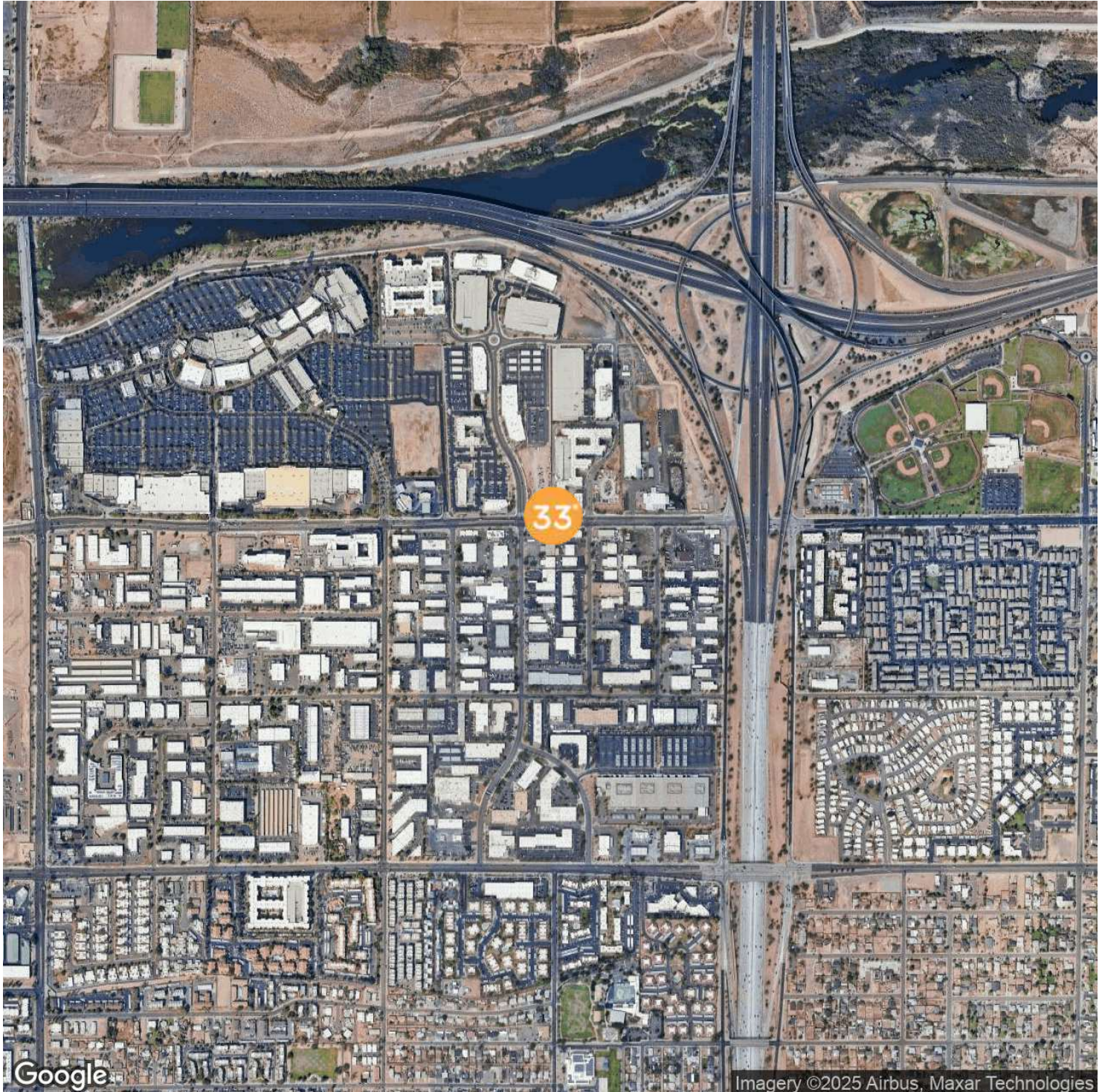


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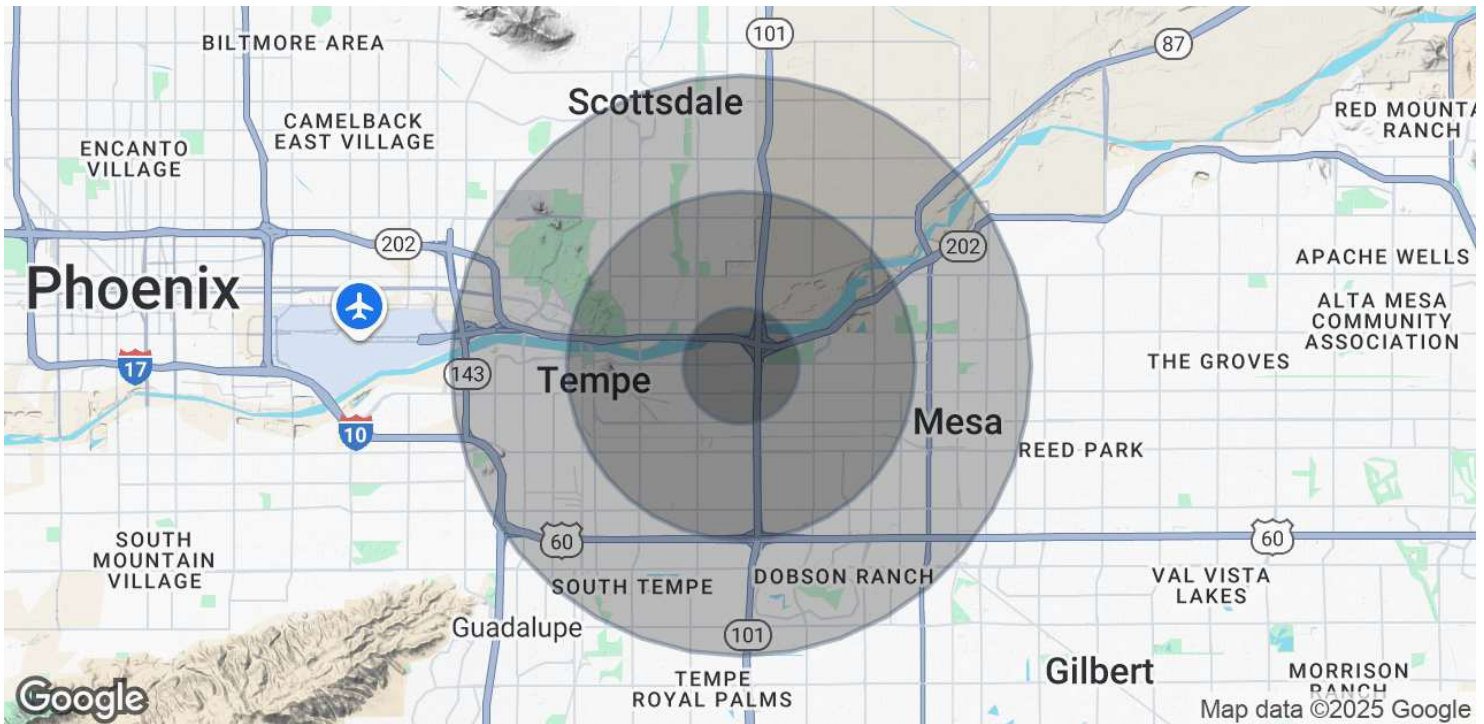


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**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	9,072	114,375	312,760
Average Age	25.8	29.5	31.2
Average Age (Male)	25.6	29.2	30.6
Average Age (Female)	27.0	29.8	31.8

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	3,843	45,759	126,667
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$40,441	\$47,868	\$55,346
Average House Value	\$148,566	\$192,174	\$227,322

2020 American Community Survey (ACS)