

CREATION 
CBRE



UP RAIL CAPABLE



SOURCE
BUSINESS
CENTER

811 W WARNER RD | TEMPE, AZ

±144,885 SF
INDUSTRIAL BUILDING
WITH 6 AC OF YARD

PROJECT FEATURES



Zoned GID,
City of Tempe



Outdoor Tenant
Amenity Area



UP Rail Spur
Capable



Close Proximity
to Full Diamond
Interchanges on
I-10 & Loop 101



6 AC Yard
Available for IOS
or Vehicle Parking

BUILDING FEATURES

BUILDING SIZE:

±144,885 SF

DRIVE INS:

4

CLEAR HEIGHT:

±32'

POWER:

3,000A 277/480

COLUMN SPACING:

±52' x ±60'

TRUCK COURT DEPTH:

±130'- ±180'

SPEED BAYS:

60'

AUTO PARKING:

206 Stalls

DOCK DOORS:

31

MAKE-READY IMPROVEMENTS

OFFICE:

±3,081 SF Spec Office

DISTRIBUTION GEAR:

Electrical Distribution Gear

HVAC:

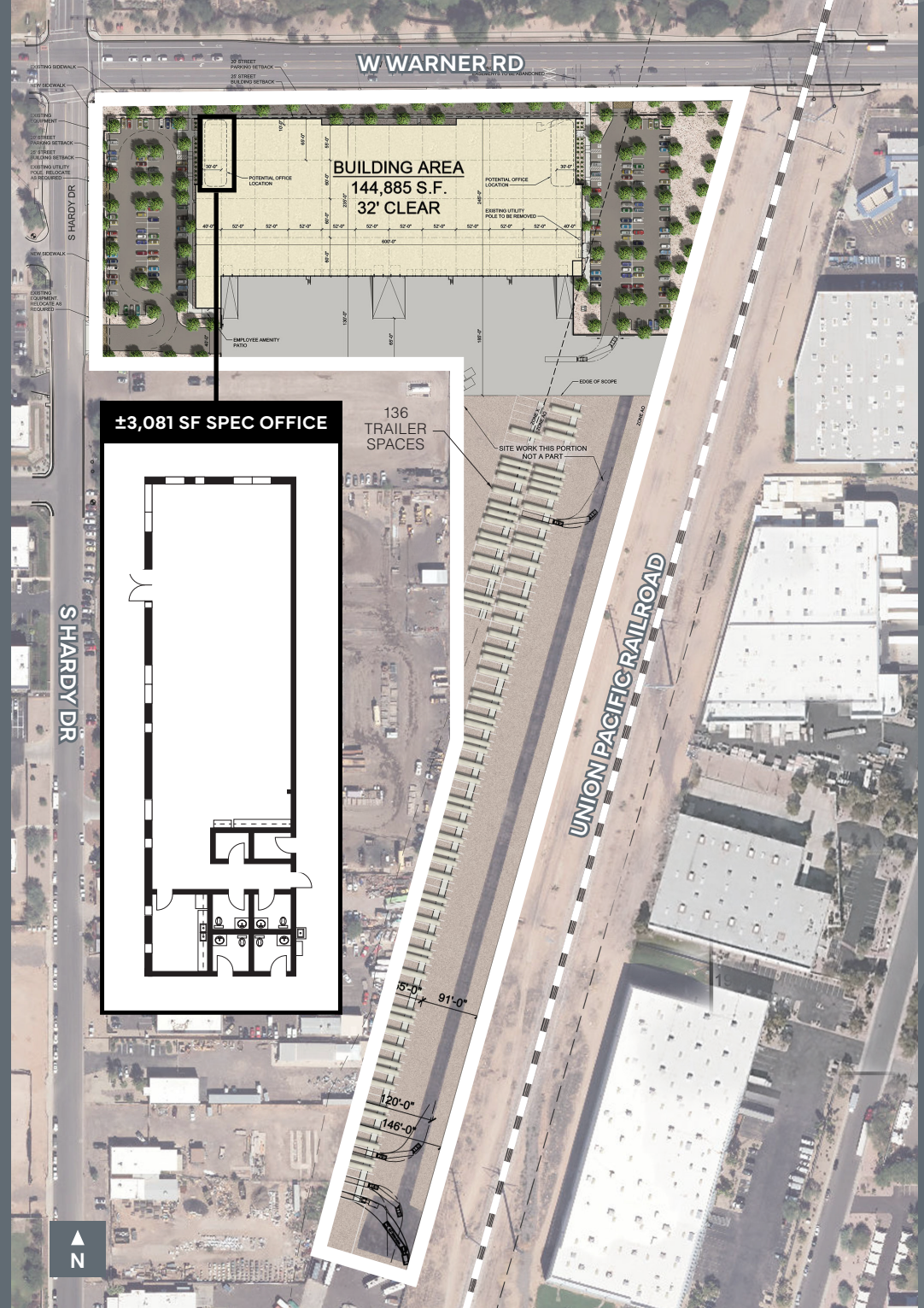
Warehouse HVAC

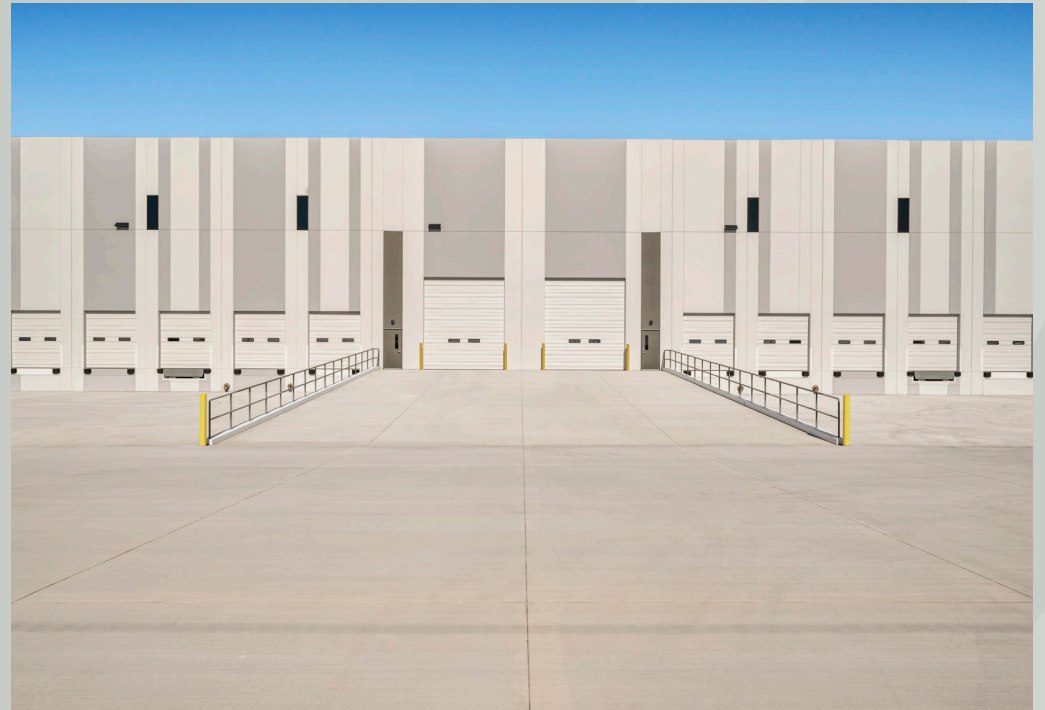
PIT LEVELERS:

6 Mechanical Pit Levelers
(40,000lb SERCO
mechanical pit levelers)

LIGHTING:

Warehouse LED Lighting







LOCATION HIGHLIGHTS



EXCELLENT ACCESS TO
I-10, Loop 101, and
Loop 202 Freeways



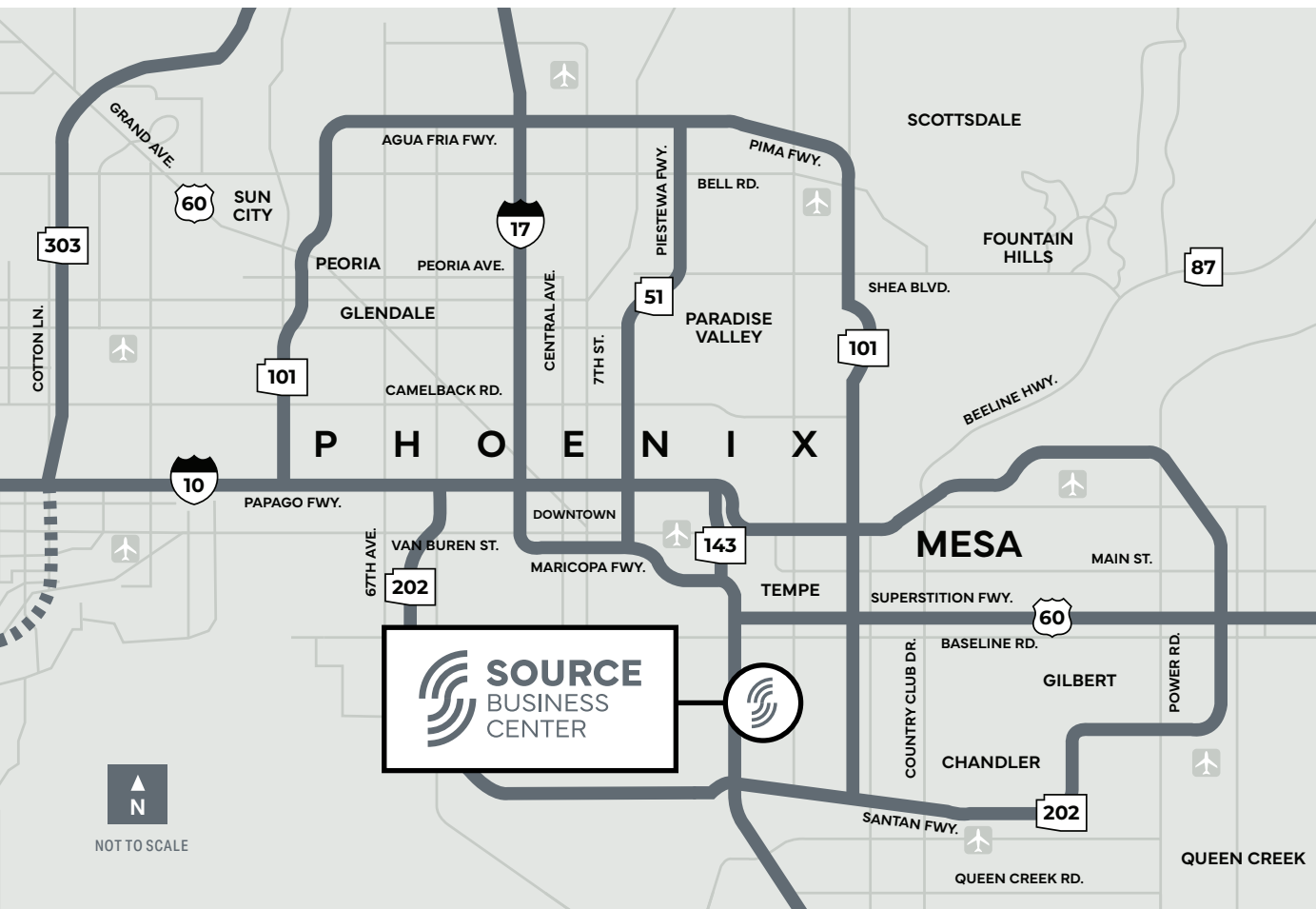
ACCESS TO
Deep Talent
Pool



ABUNDANCE OF
SURROUNDING
Retail Amenities



CLOSE PROXIMITY TO
Phoenix Sky Harbor
International Airport



AREA OVERVIEW: PHOENIX, AZ



Growing Population



Highly Educated Labor Pool



Excellent Quality of Life



Affordable, Business Friendly
Environment



Close to Many Major Markets

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