

CREATION RE
CBRE



UP RAIL CAPABLE



SOURCE
BUSINESS
CENTER

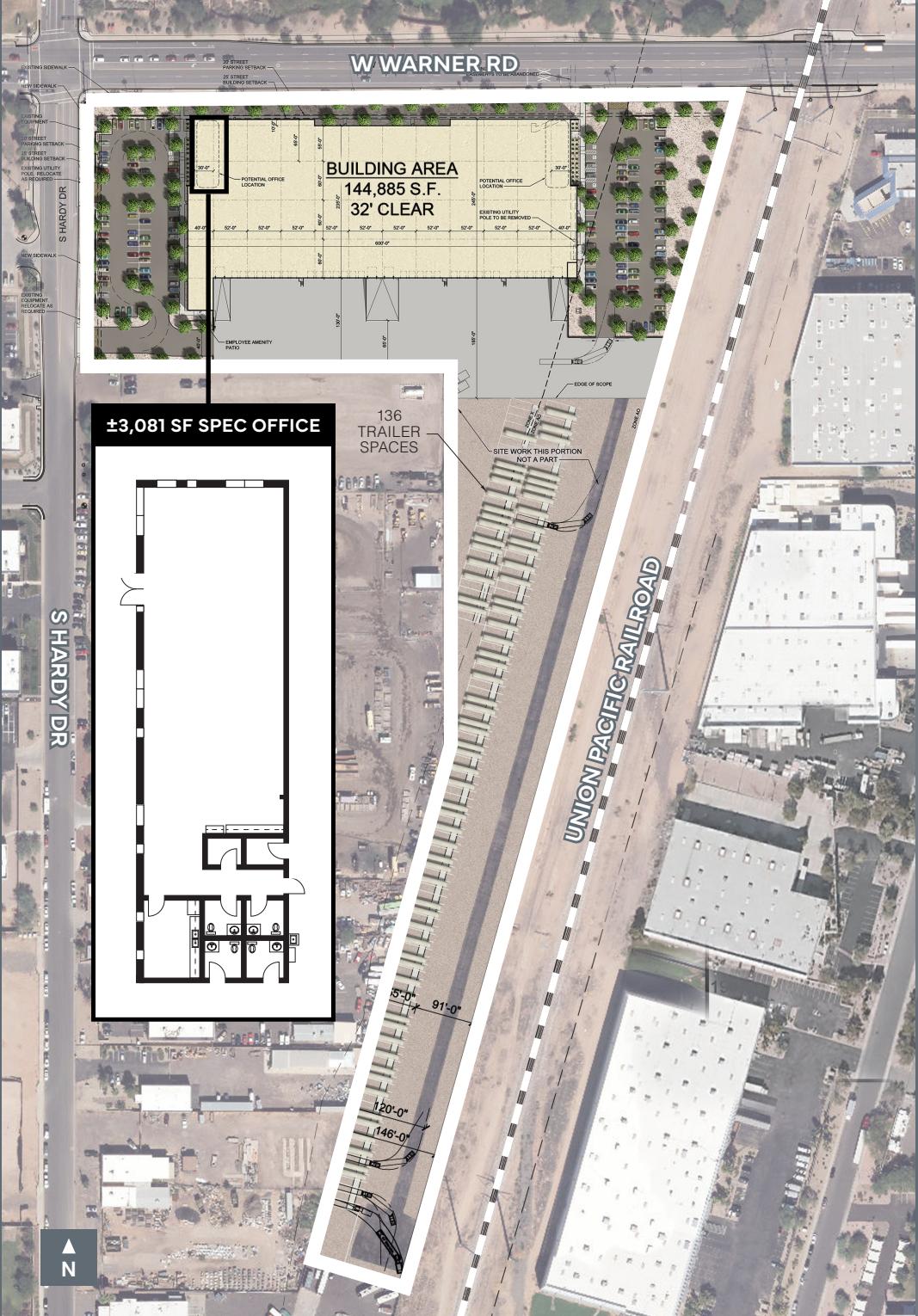
811 W WARNER RD | TEMPE, AZ

**±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
-  6 AC Yard Available for IOS or Vehicle Parking

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



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

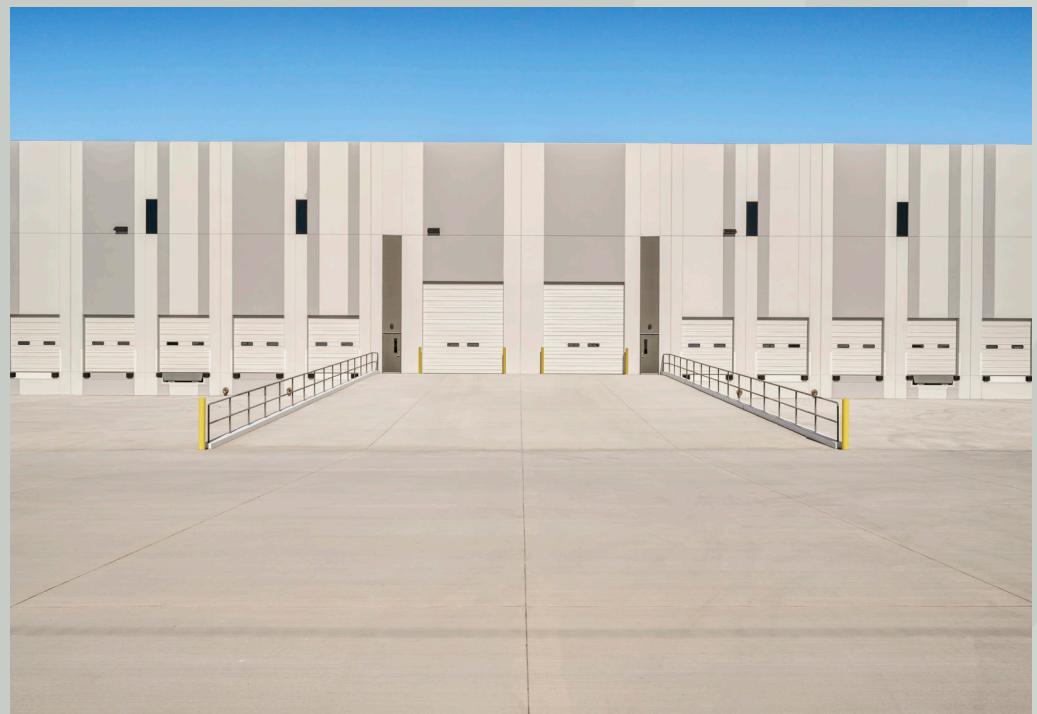
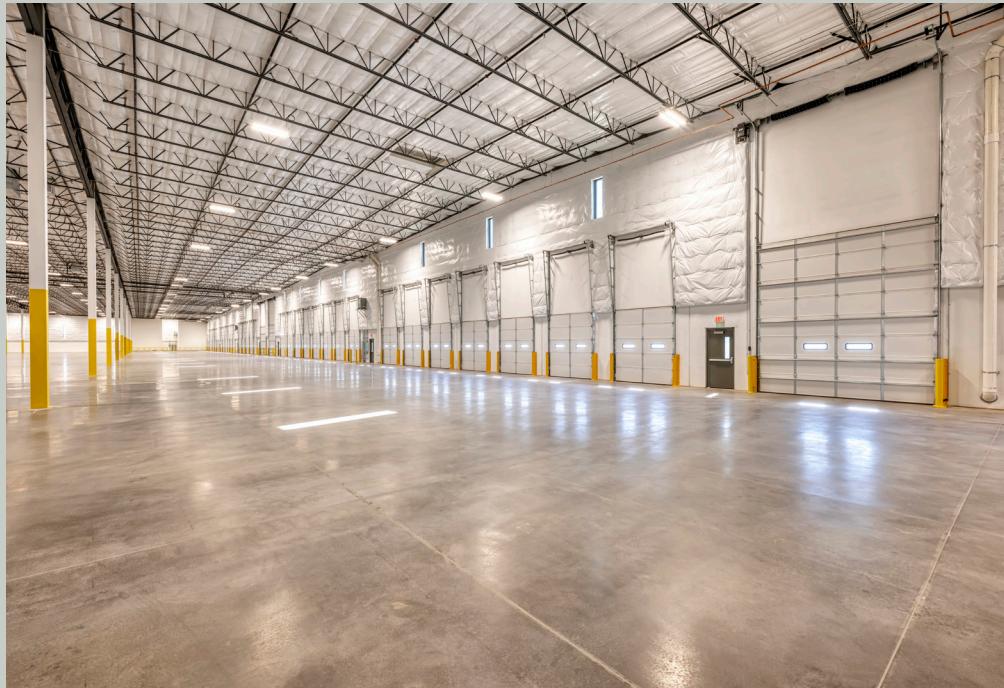
OFFICE:
±3,081 SF Spec Office

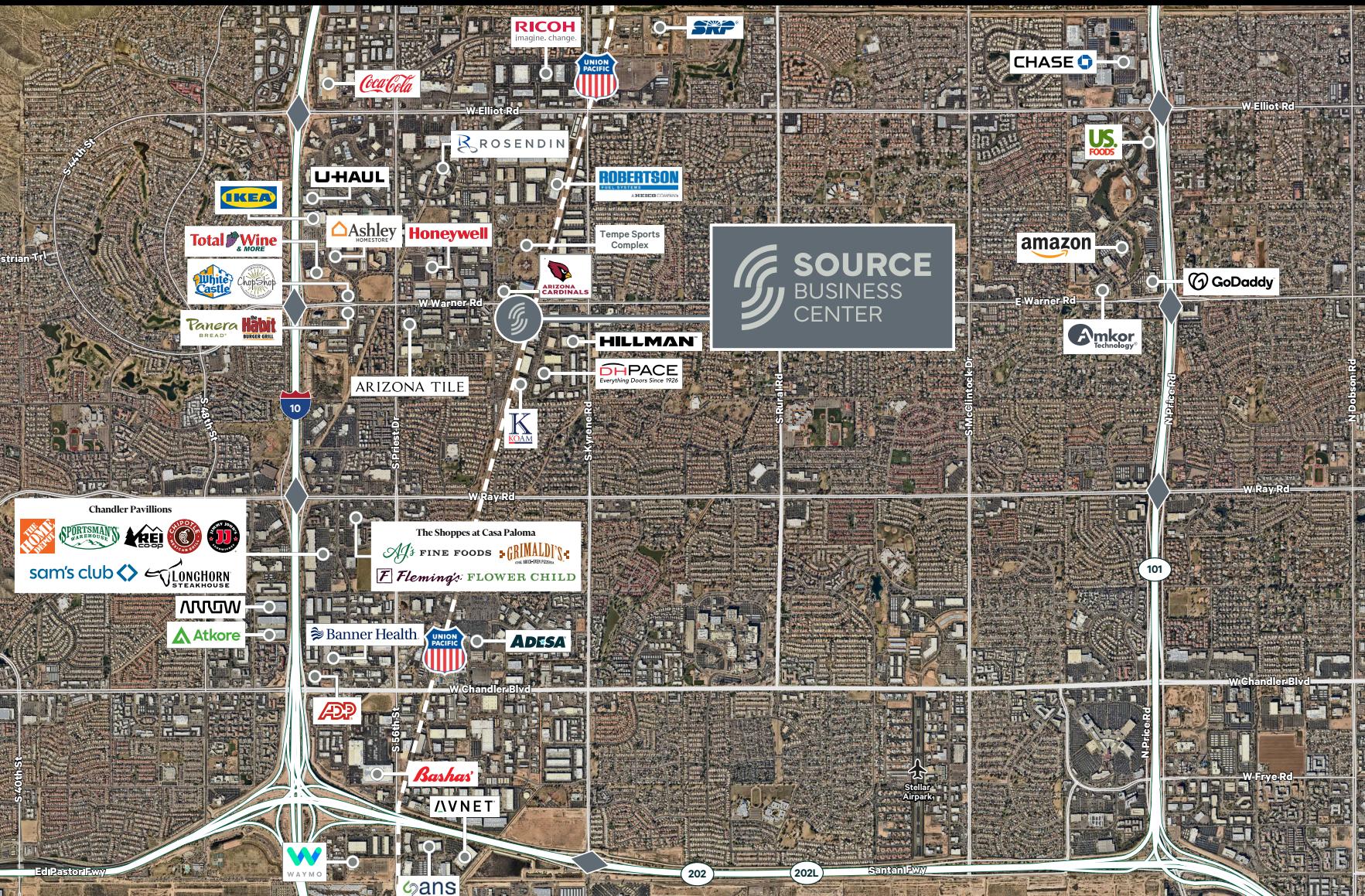
DISTRIBUTION GEAR:
Electrical Distribution Gear

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**



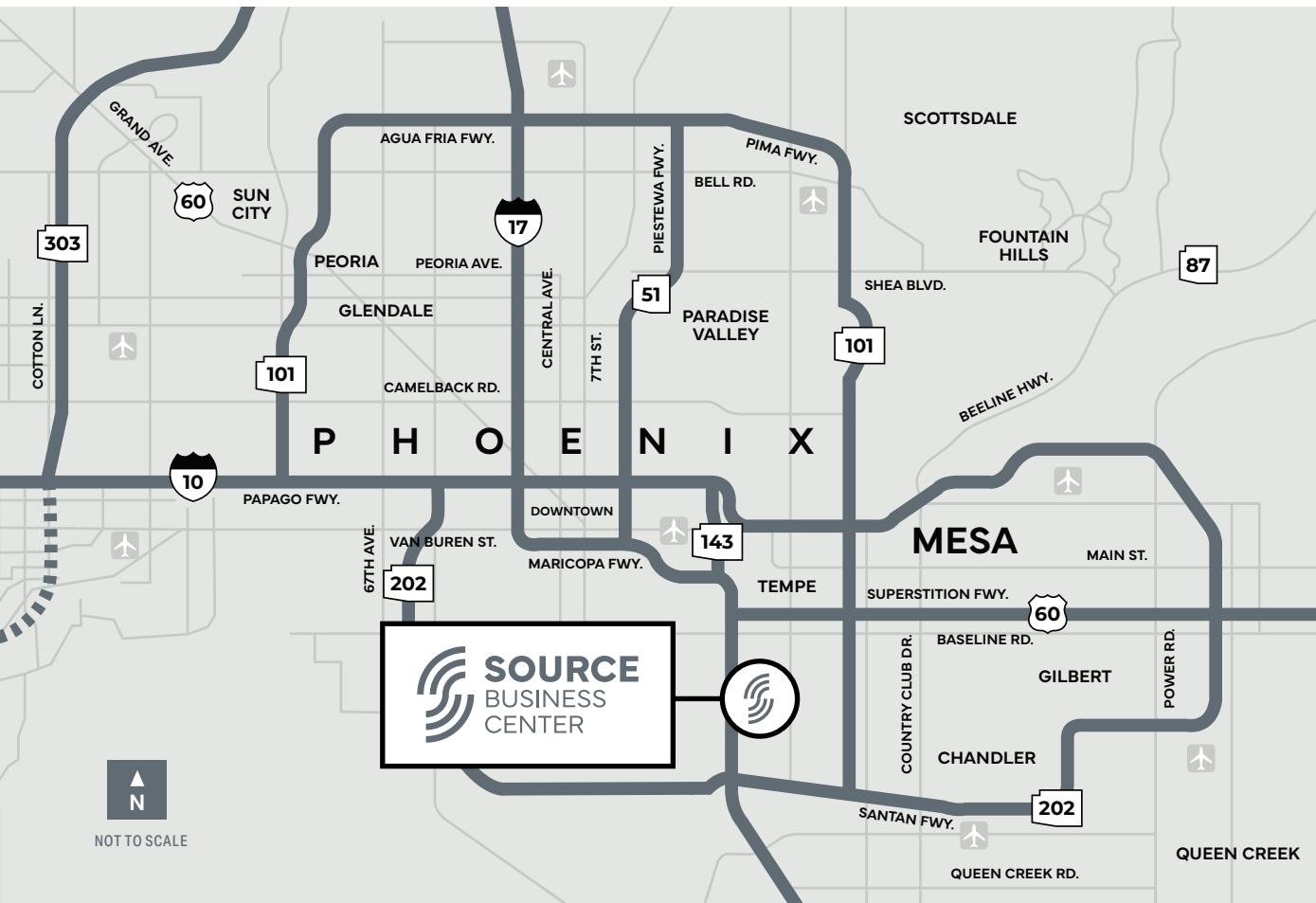
ACCESS TO Deep Talent Pool



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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