

# FOR LEASE **FLEXIBLE INDUSTRIAL SPACE**

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Tempe, AZ 85281

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FOR LEASE

# MODERN, FLEXIBLE INDUSTRIAL SPACE WITH PRIME ACCESS

Located in Tempe with immediate access to SR-143, I-10 and US-60, First Street Commerce Center offers connectivity across the Valley and to Phoenix Sky Harbor Airport.

The property has been newly updated with modern exterior/interiors finishes and functional improvements.

Flexible suite configurations ideal for warehouse, light industrial, or logistics users.

First Street Commerce Center is a prime opportunity to operate from one of Tempe's most accessible industrial locations.

## AVAILABLE SPACE

UNIT	SIZE	RENT	STATUS	
B109	1,361 RSF	Total Monthly \$2,200	Move-In Ready	
A109	2,493 RSF	Total Monthly \$3,900	Move-In Ready	A109 & A11 Combinable to ±6,771 RSF
A111	4,278 RSF	Total Monthly \$6,650	Ready January 2026	
Yard A	500 SF	\$500 / Month	Available Now	

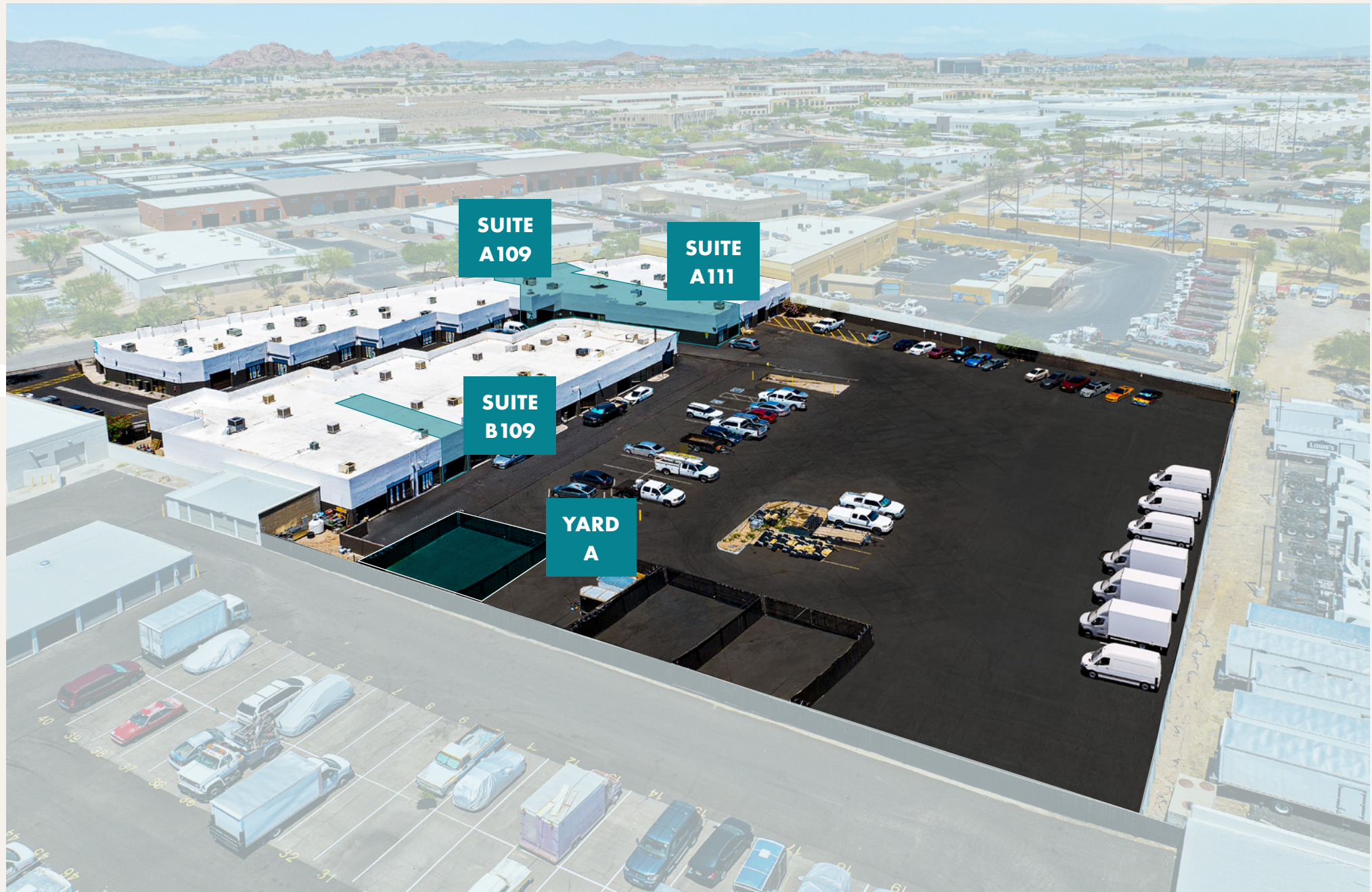
## PROPERTY HIGHLIGHTS

- » ±40,075 RSF Newly Renovated Industrial/Flex
- » Suites Ready for Immediate Occupancy
- » Grade Level Loading
- » 13-foot Ceiling Heights
- » Newly Renovated Campus and Interiors
- » Air Conditioned Suites Available
- » 200 AMP | 120/208 v | 3 Phase Power
- » Ample On-Site Parking
- » Common Truckwell
- » Secured Outdoor Storage Yards Available

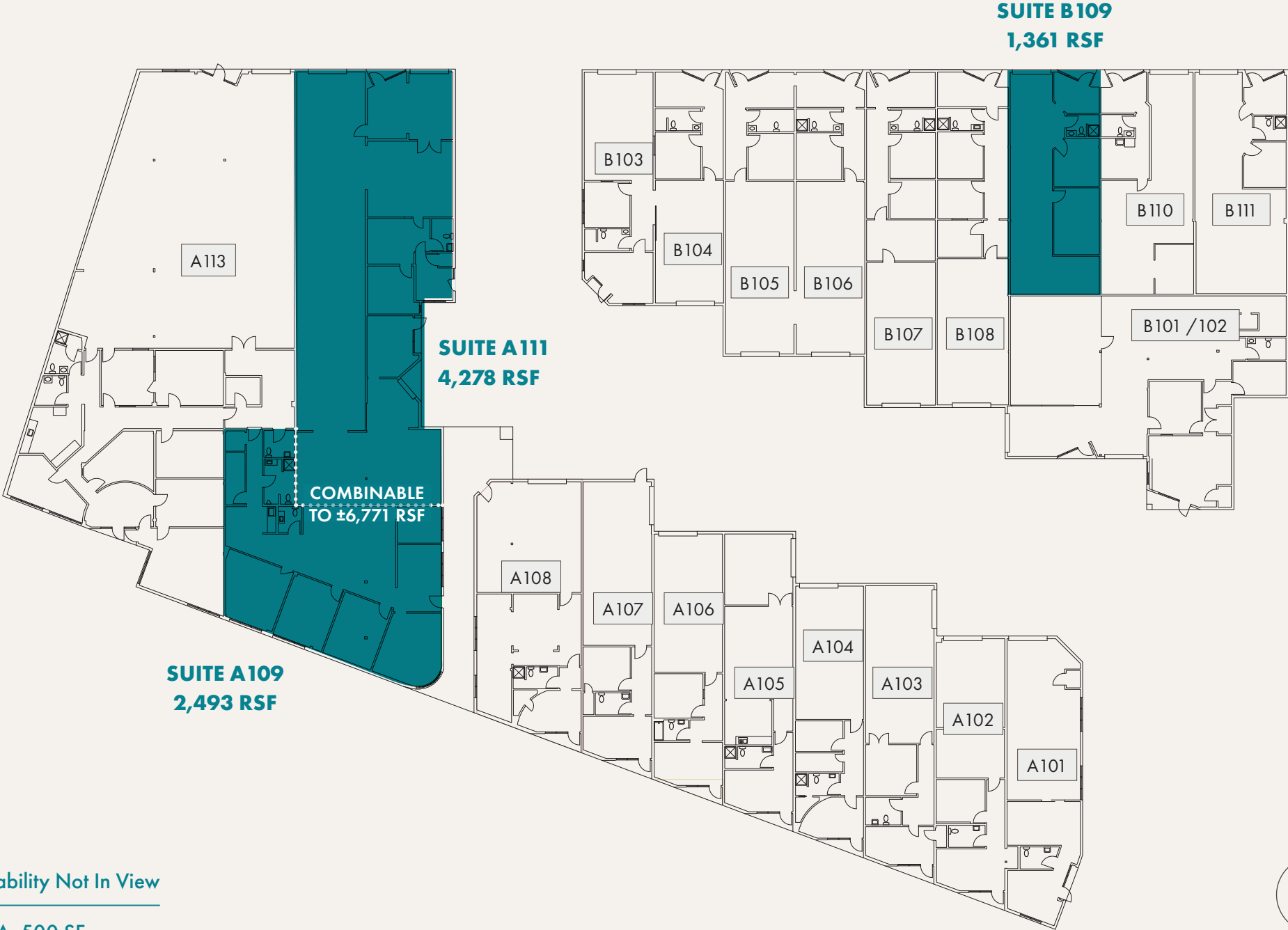




# VIEW OF THE PROPERTY & AVAILABLE UNITS



# SITE PLAN WITH AVAILABILITIES



# AVAILABLE SPACE

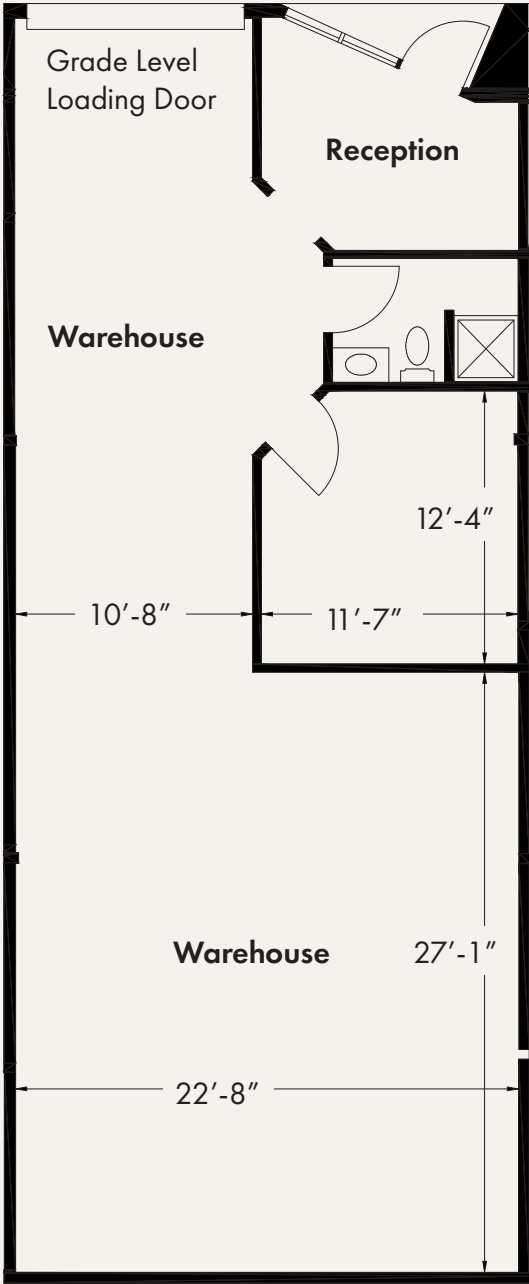
# FLOOR PLAN

UNIT B109  
1,361 RSF



Note—Plan shown not to scale

MONTHLY RENT (MODIFIED GROSS)  
\$2,200





# AVAILABLE SPACE

# FLOOR PLAN

UNIT A109  
2,493 RSF

Combinable—  
A109 & A111 to ±6,771 RSF



Note—Plan shown not to scale

MONTHLY RENT (MODIFIED GROSS)  
\$3,900



# AVAILABLE SPACE

# FLOOR PLAN

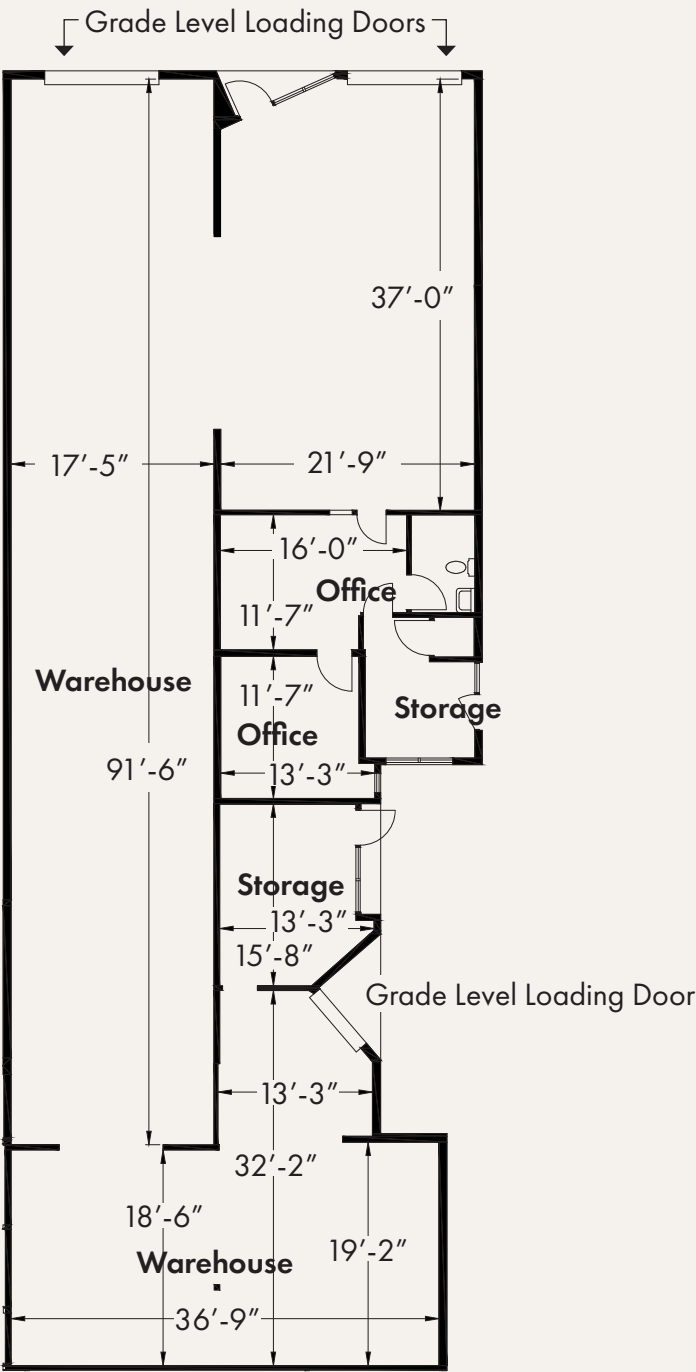
UNIT A111  
4,278 RSF

Combinable—  
A109 & A111 to ±6,771 RSF



Note—Plan shown not to scale

MONTHLY RENT (MODIFIED GROSS)  
\$6,650



# TYPICAL INTERIORS AT FIRST STREET COMMERCE CENTER





# TYPICAL INTERIORS AT FIRST STREET COMMERCE CENTER





# TYPICAL INTERIORS AT FIRST STREET COMMERCE CENTER



# LOCATION & ACCESS



Centrally located in Tempe, First Street Commerce Center offers quick access to I-10, US-60, and SR-143. Just minutes from Sky Harbor International Airport, it connects seamlessly to major business and logistics hubs across the Valley.