

FOR SALE/LEASE

8312 S HARDY DRIVE

TEMPE, AZ 85283



\$14,950,000 SALE PRICE | \$1.42/NNN LEASE RATE
40,916 SF SPEC CONVERSION OF 50% OFFICE/ 50% WAREHOUSING
±40,916 SF AVAILABLE IMMEDIATELY

VACANCY HIGHLIGHTS



±1.4 Acre
Storage Yard/Parking



±18' Clear Warehouse
Ceiling Height



100% A/C



±1,200 amps
277/480 volts SES
(Bldg total 2,500 amps)



Grade Level Loading
2 - 12' x 14' grade level doors



50% improved office/
50% new "white box"
warehousing space



LOCATION HIGHLIGHTS



Convenient to Loop 202, US-60, I-10, and Loop 101 Freeways



Abundant Housing Options Nearby



Surrounded by Highly Educated Workforce



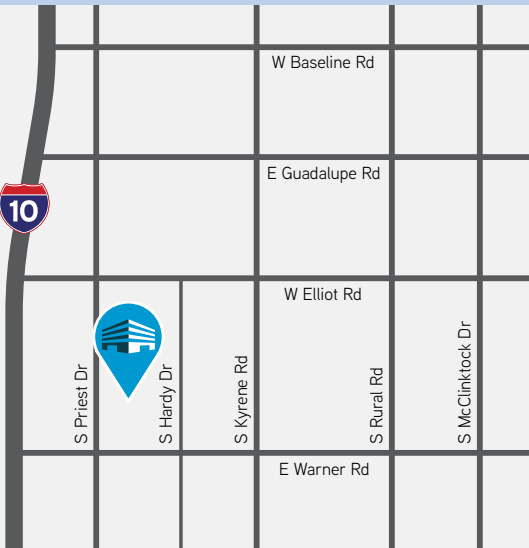
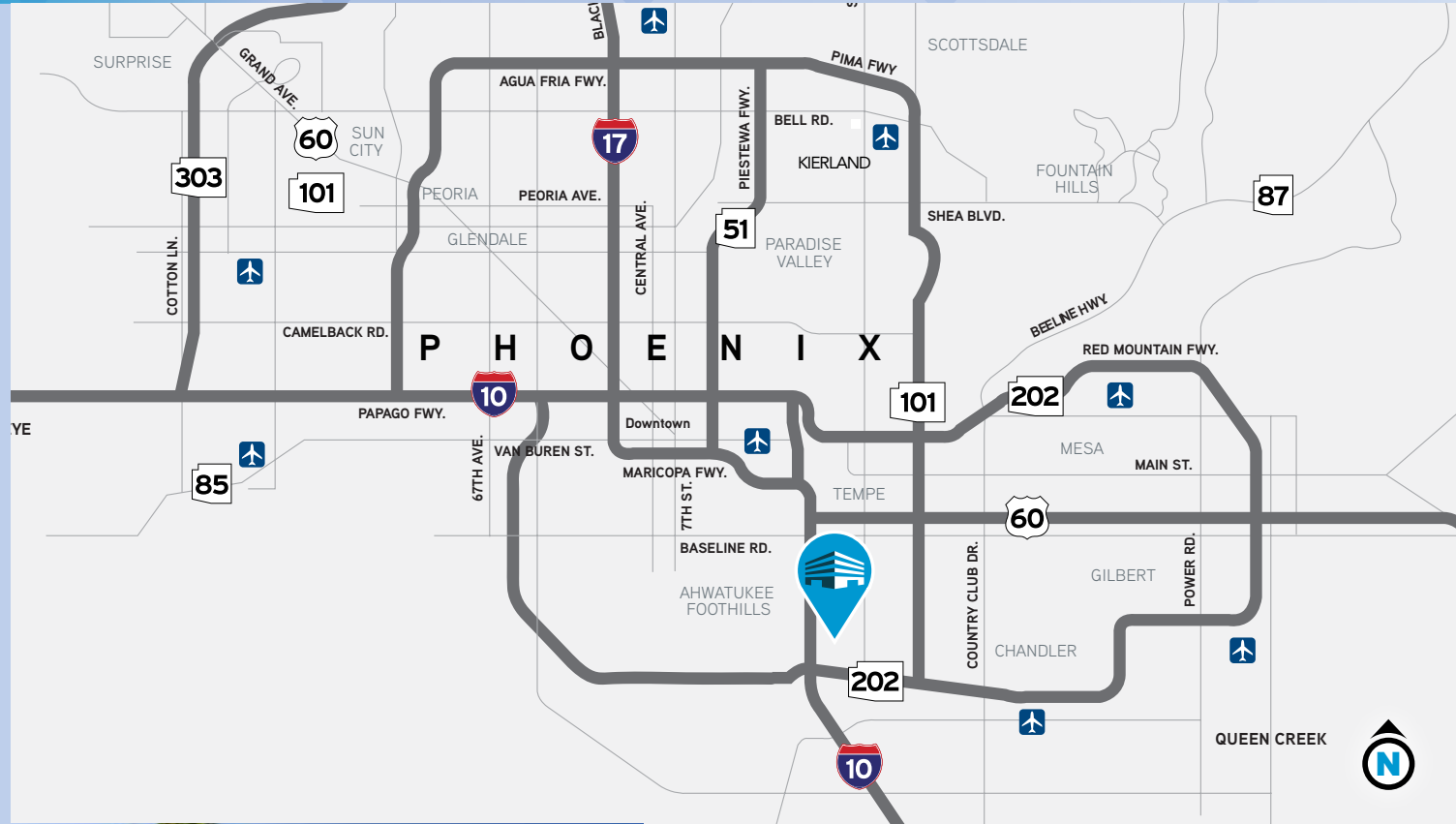
±392 in Food/Drink Service Locations in a 3-mile radius



13 minutes from Sky Harbor International Airport

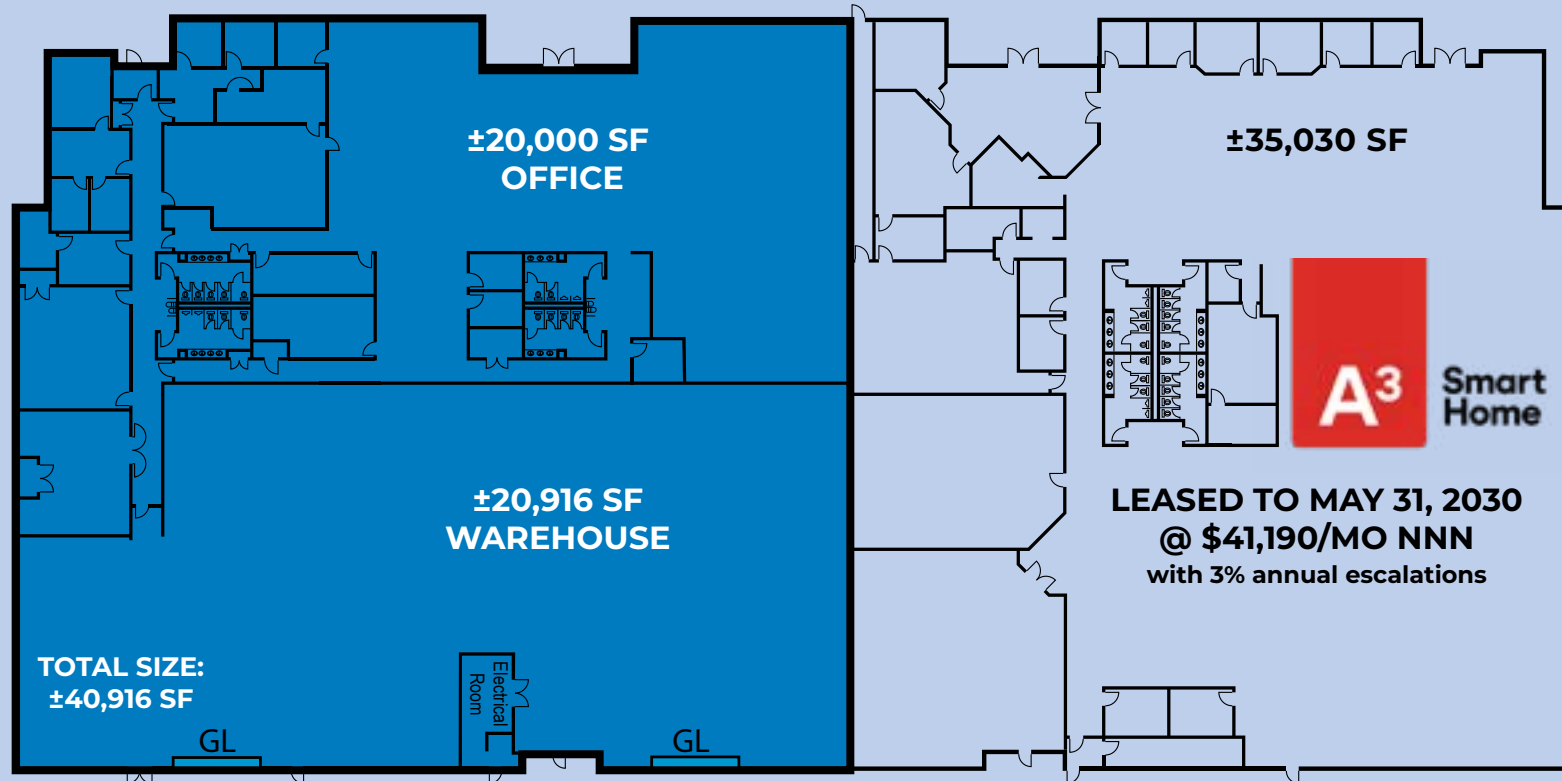


In proximity to Intel in Chandler



8312

S HARDY DRIVE



FLOOR PLAN





**8312
S HARDY DR**

8312

Honeywell

PURCHASE INQUIRIES:

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