

TEMPE INDUSTRIAL WAREHOUSES

FOR LEASE

3022 & 3010 S 52ND ST
TEMPE, AZ 85282

LEVROSE
COMMERCIAL REAL ESTATE



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EXECUTIVE SUMMARY

LevRose Commercial is pleased to present the opportunity to **lease together or separately** 3022 S 52nd St and 3010 S 52nd St, located in Tempe, AZ. 3022 S 52nd St is $\pm 7,719$ SF and 3010 S 52nd St is $\pm 8,754$ SF for a total of $\pm 16,473$ leasable SF. The properties are zoned General Industrial District and are suited for a wide range of industrial uses. The buildings will be available for occupancy 12/1/26.



3022 S 52ND ST PROPERTY DETAILS

LEASE RATE	\$1.25/SF/NNN NNNs: \$0.19/SF/Mo
BUILDING SIZE	±7,719 SF
LOT SIZE	±19,558 SF (±0.45 AC)
PARCEL	123-28-087A
ZONING	GID📍

PROPERTY HIGHLIGHTS

- Two buildings can be leased together or separate
- Reinforced concrete construction
- 17' clear height
- Three 12' x 10' grade level doors
- Secured yard
- Small office buildout
- 200A 3 phase power





3010 S 52ND ST PROPERTY DETAILS

LEASE RATE	\$1.25/SF/NNN NNNs: \$0.19/SF/Mo
BUILDING SIZE	±8,754 SF
LOT SIZE	±22,695 SF (±0.52 AC)
PARCEL	123-28-086B
ZONING	GID📍

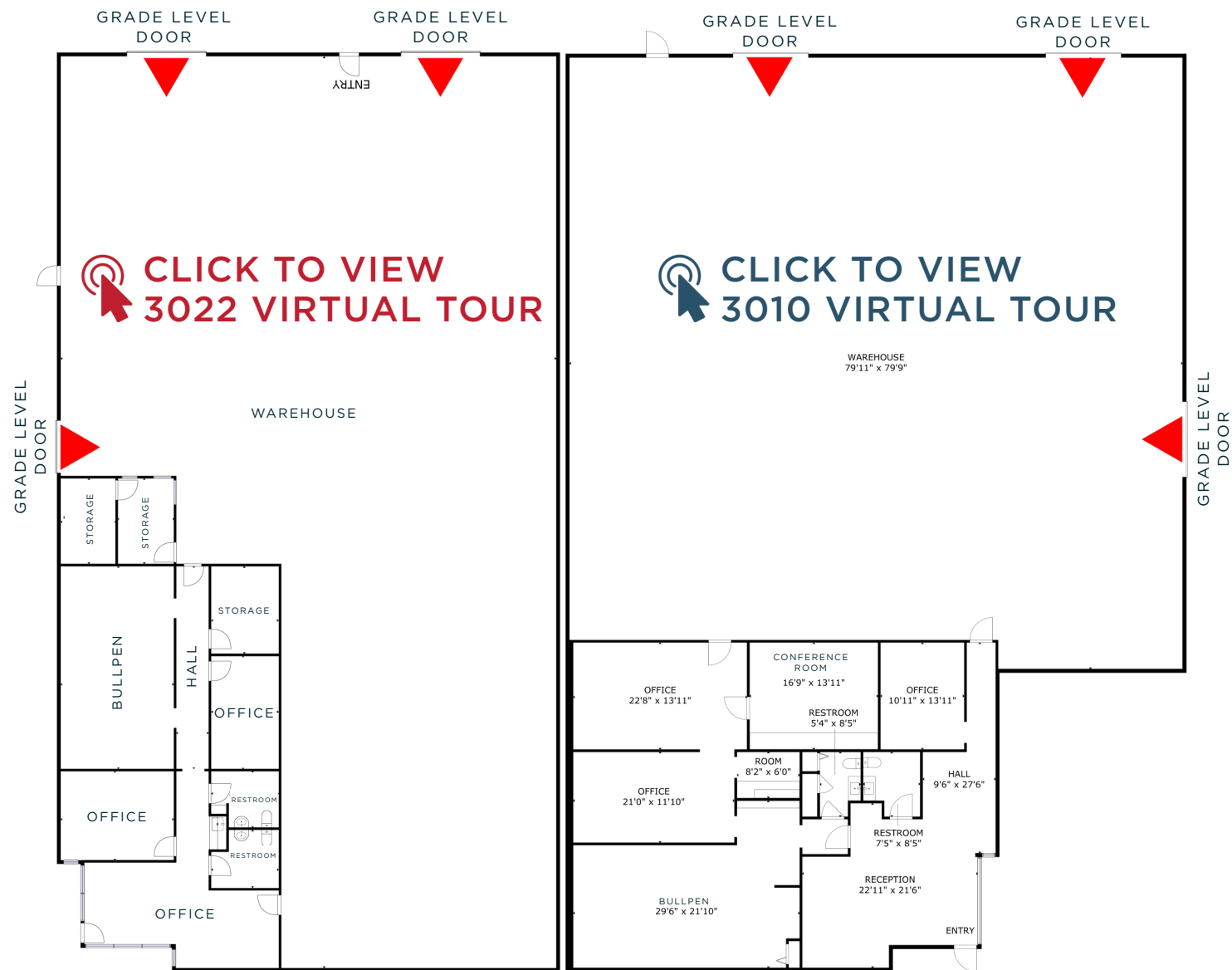
PROPERTY HIGHLIGHTS

- Two buildings can be leased together or separate
- Reinforced concrete construction
- 17' clear height
- Three 12'x 12' grade level doors
- Secured yard
- Skylights
- Power: 400A 120/208V



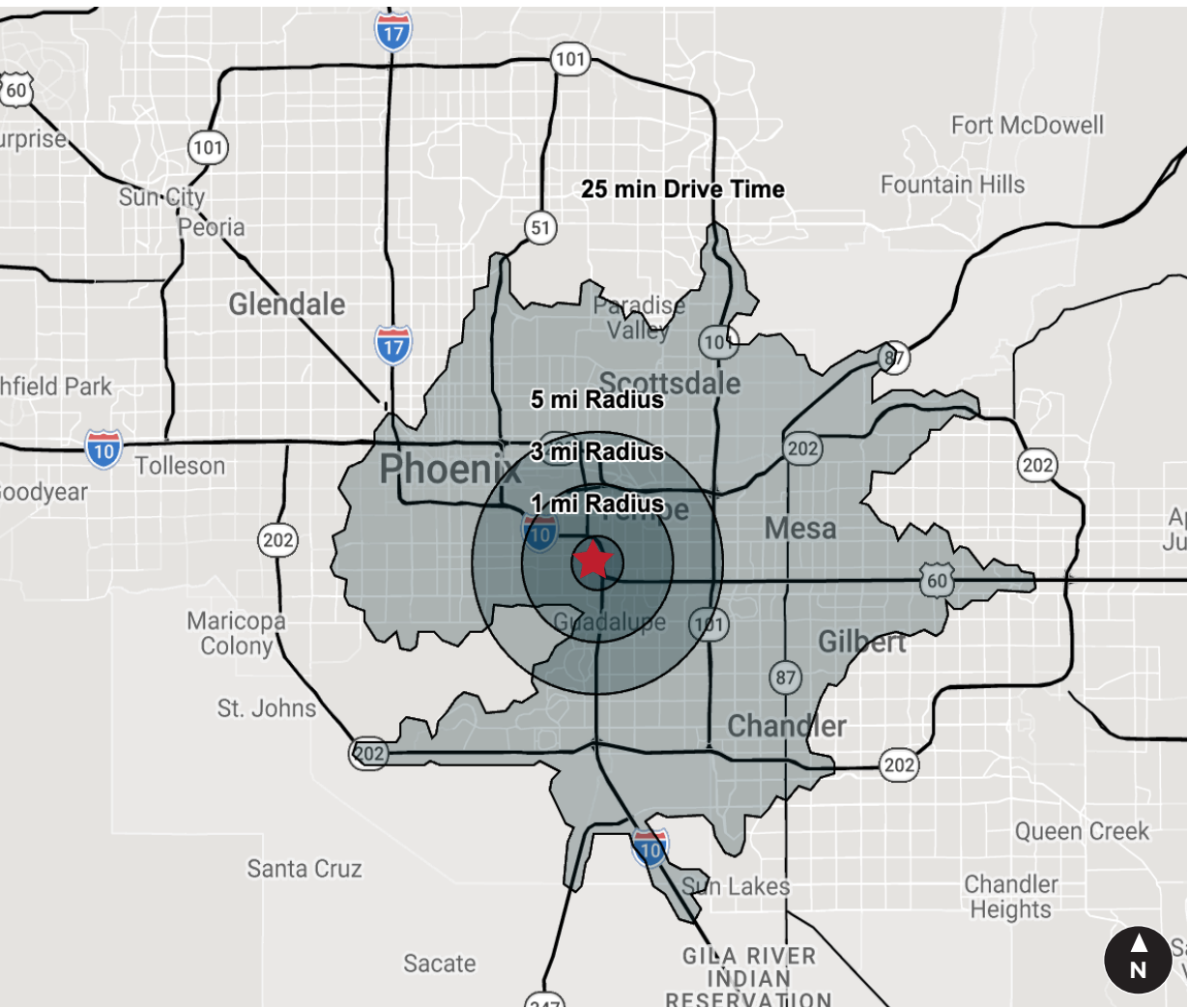


FLOORPLANS





DEMOGRAPHICS



POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2025	4,408	95,762	330,657
2030	4,361	96,119	329,257

HOUSEHOLDS

YEAR	1 MILE	3 MILES	5 MILES
2025	2,141	39,774	140,293
2030	2,149	40,484	141,258

AVERAGE INCOME

YEAR	1 MILE	3 MILES	5 MILES
2025	\$97,567	\$99,272	\$107,630

MEDIAN INCOME

YEAR	1 MILE	3 MILES	5 MILES
2025	\$69,548	\$78,988	\$84,007

EMPLOYEES

YEAR	1 MILE	3 MILES	5 MILES
2025	17,714	131,497	245,847

BUSINESSES

YEAR	1 MILE	3 MILES	5 MILES
2025	1,013	7,675	19,724

TEMPE CITY OVERVIEW

ACCESSIBLE LOCATION

Tempe is situated in the heart of the Valley and just 10 minutes from Phoenix Sky Harbor International Airport. The city is a top technology center in Arizona and a leading choice for major corporations. Primary city initiatives focus on transportation, accessibility, sustainability, quality of life, inclusivity, and more. There are over 210,000 employees in Tempe and Arizona State University employs the majority of daytime employees.

GROWING POPULATION

Tempe continues to be one of the fastest-growing and most dynamic cities in the Phoenix metropolitan area, with its population reaching approximately 192,000 residents in 2026. A major driver of this growth is Arizona State University (ASU), whose Tempe campus serves as the city's economic and innovation hub. With more than 100,000 students across the university system and over 55,000 attending the Tempe campus, ASU fuels demand for housing, retail, entertainment, and employment while supplying a highly educated workforce that attracts technology companies, startups, and corporate investment. Together, Tempe's steady population growth and ASU's expanding presence continue to reinforce the city's reputation as one of Arizona's premier destinations for business, innovation, and talent.



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