



CARLETON BUSINESS PARK II

4625-4685 South Ash Ave
Tempe, AZ

A Four-Building, Multi-Tenant Industrial Park



FOR LEASE

±1,758 SF - ±14,243 SF Available

PROPERTY FEATURES



±120,429 SF in Four Buildings



3.5/1,000 Parking Ratio



14' Clear Height



Evaporative & Air Conditioned Space



INTERSTATE 10

Immediate Access to US 60



Grade Level Doors



Zoned GID



CARLETON BUSINESS PARK II



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4625-4685 South Ash Ave
Tempe, AZ



4665

±27,518 SF

AVAILABLE:

Suite 5: ±1,758 SF

4685

±23,377 SF

0 SF Available

4645

±23,377 SF

AVAILABLE:

Suite 3: ±5,590 SF

Suite 6: ±3,912 SF

Suite 8: ±4,741 SF

4625

±46,157 SF

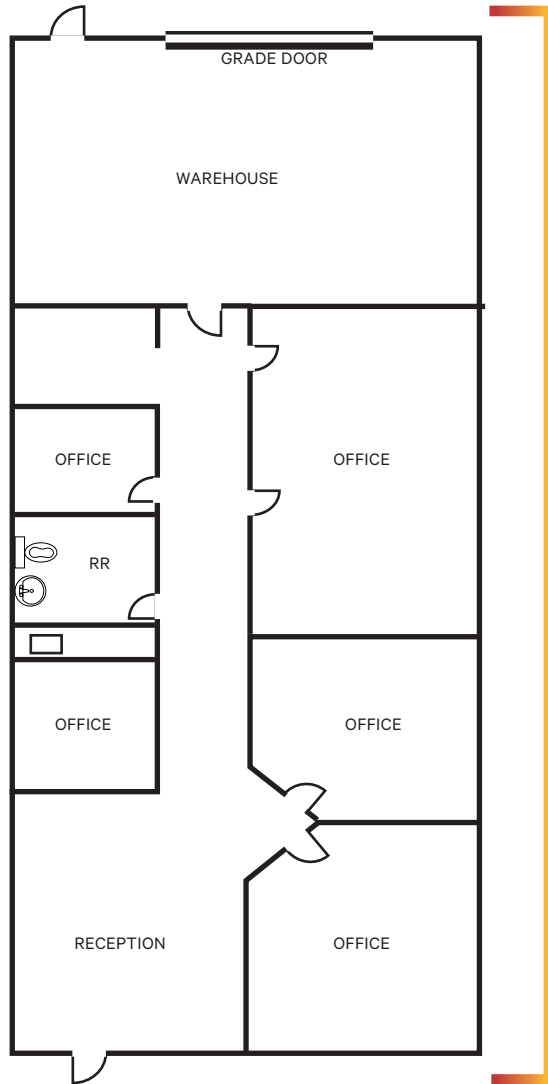
0 SF Available





CARLETON BUSINESS PARK II

FLOOR PLAN 4665 S Ash Ave, Suite 5



Property Features

Suite 5: ±1,758 SF

100% A/C

±14' clear height

One (1) grade door

800 amps 208/120v

Parking Ratio: 3.5/1,000

Immediate access to US-60

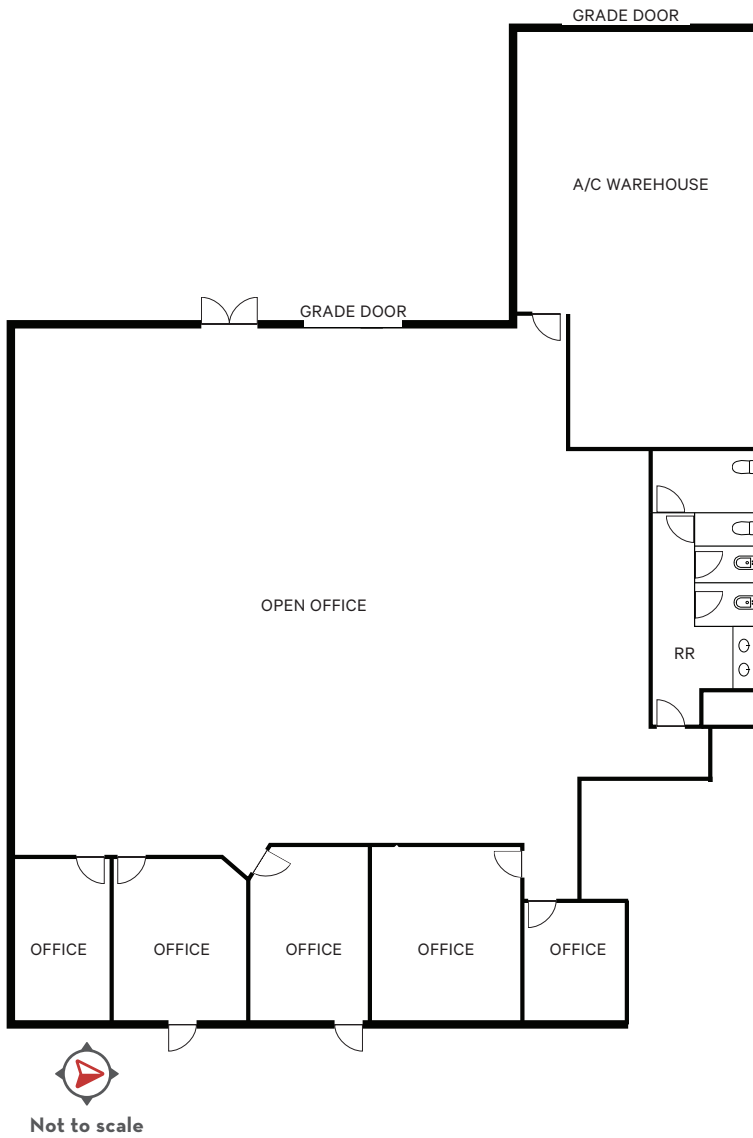
Zoned GID

Available January 1, 2025

Lease Rate: \$1.35/SF MG



Not to scale



FLOOR PLAN

4645 S Ash Ave, Suite 3



Property Features

Suite 3: ±5,590 SF

100% A/C

±14' clear height

Two (2) grade doors

800 amps 208/120v

Parking Ratio: 3.5/1,000

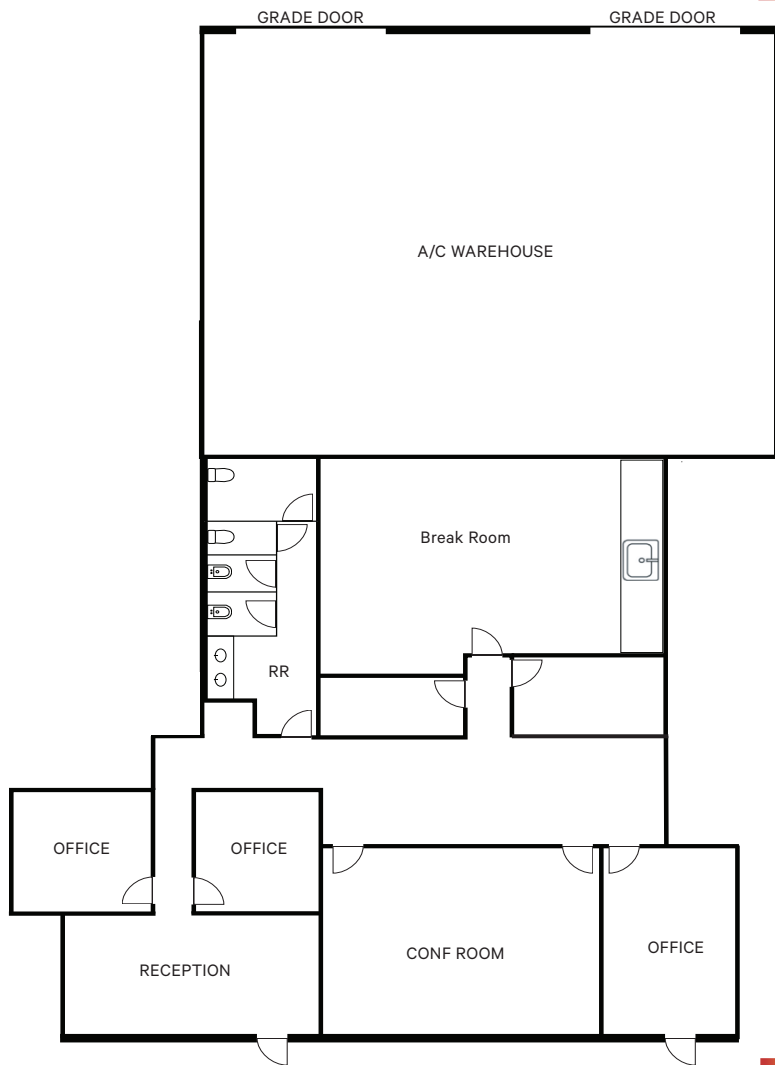
Immediate access to US-60

Zoned GID

Lease Rate: \$1.35/SF MG



CARLETON BUSINESS PARK II



FLOOR PLAN 4645 S Ash Ave, Suite 6



Property Features

Suite 6: ±3,912 SF
 100% A/C
 ±14' clear height
 Two (2) grade doors
 800 amps 208/120v

800 amps 208/120v
 Parking Ratio: 3.5/1,000
 Immediate access to US-60
 Zoned GID
 Lease Rate: \$1.35/SF MG

AVAILABLE SPACE

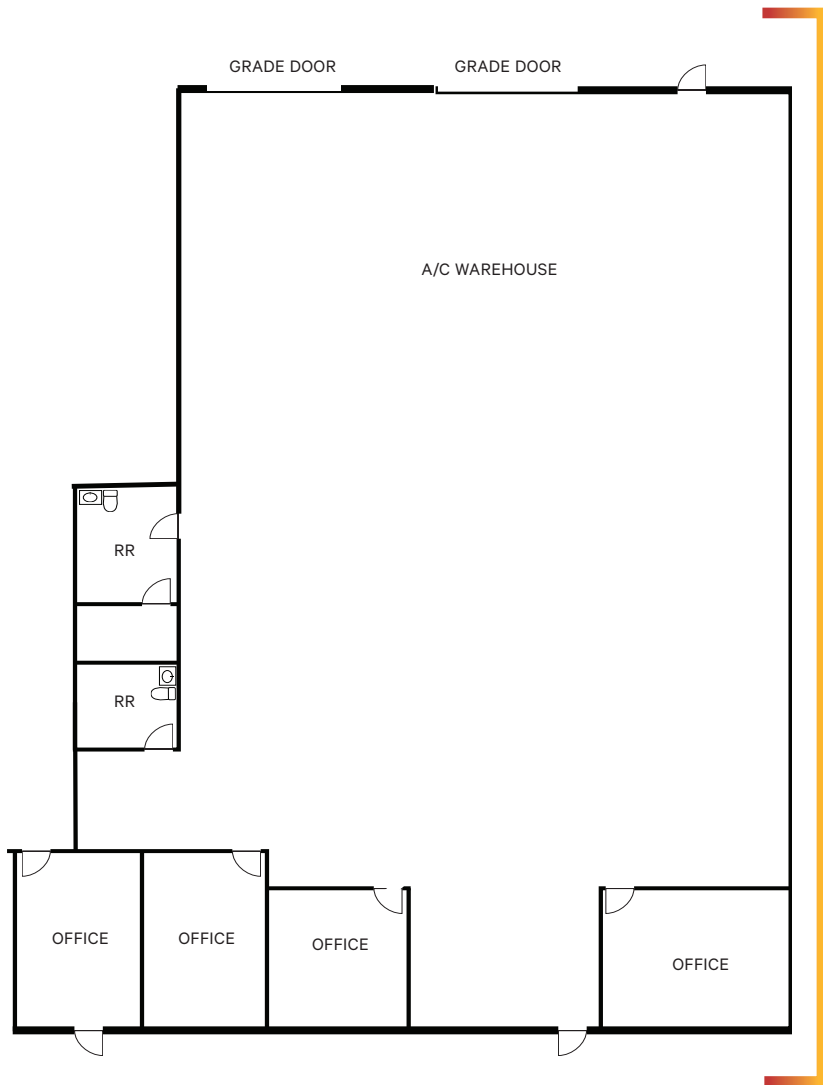
4645 S Ash Ave, Suite 6



CARLETON
BUSINESS PARK II



CARLETON BUSINESS PARK II



Not to scale

FLOOR PLAN 4645 S Ash Ave, Suite 8



Property Features

Suite 8: ±4,741 SF

100% A/C

±14' clear height

Two (2) grade doors

800 amps 208/120v

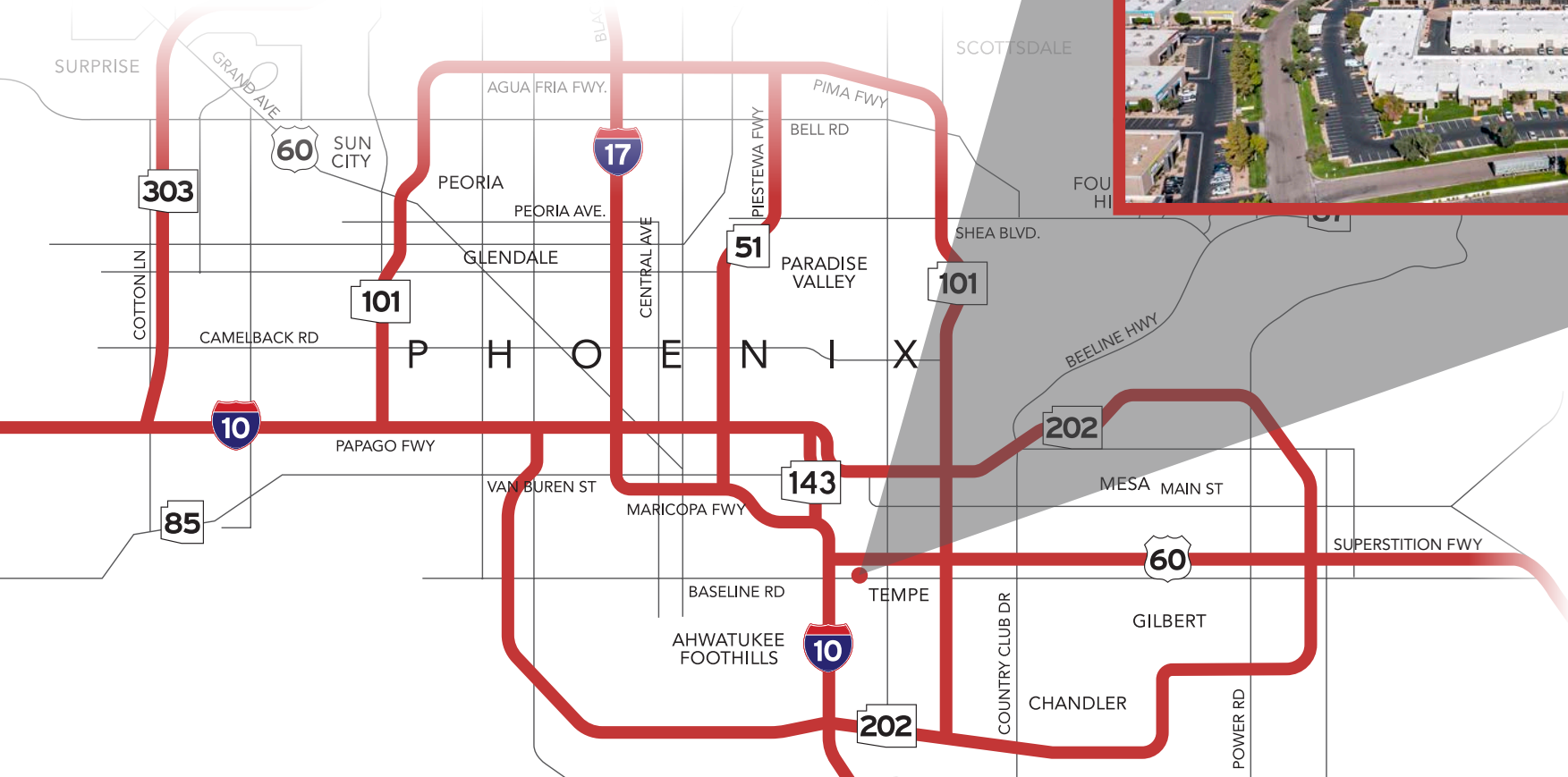
Parking Ratio: 3.5/1,000

Immediate access to US-60

Zoned GID



CARLETON BUSINESS PARK II



FOR MORE INFORMATION, PLEASE CONTACT

Serena Wedlich, SIOR
Senior Vice President
+1 602 735 5633
serena.wedlich@cbre.com

Dominic Young
Associate
+1 602 735 5511
dominic.young@cbre.com

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