

FOR SUBLEASE

TWINS BUSINESS PARK

1440 W. 12th Place, Tempe, AZ 85281



PROPERTY FEATURES

±8,521 SF

GID ZONING

±1,500 SF
OFFICE

MINIMUM 15'
CLEAR HEIGHT

ONE (1)
(10'X12')
GRADE LEVEL

ONE (1)
(8'X10')
TRUCKWELL

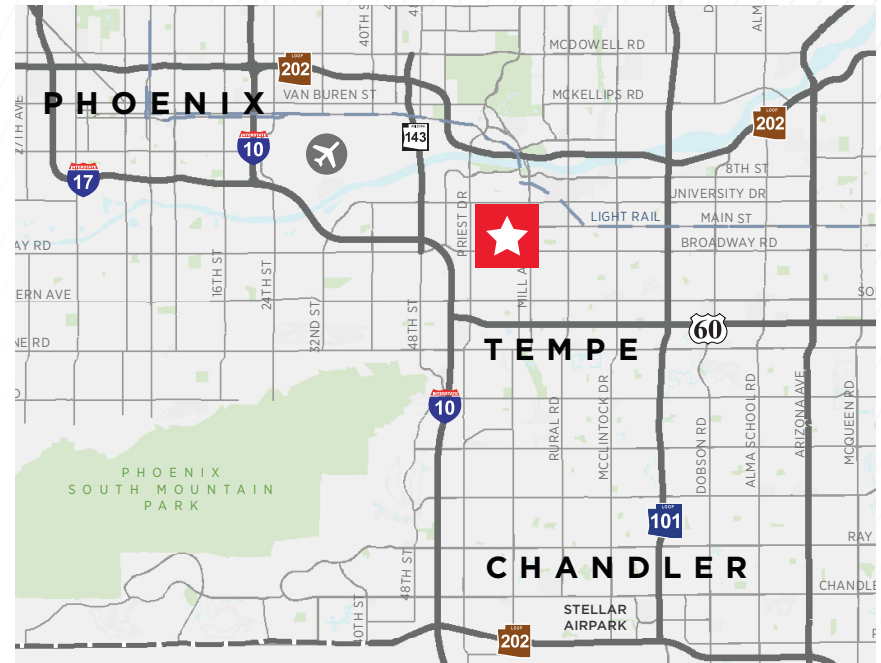
2.0/1,000
PARKING RATIO

12TH PLACE
FRONTAGE

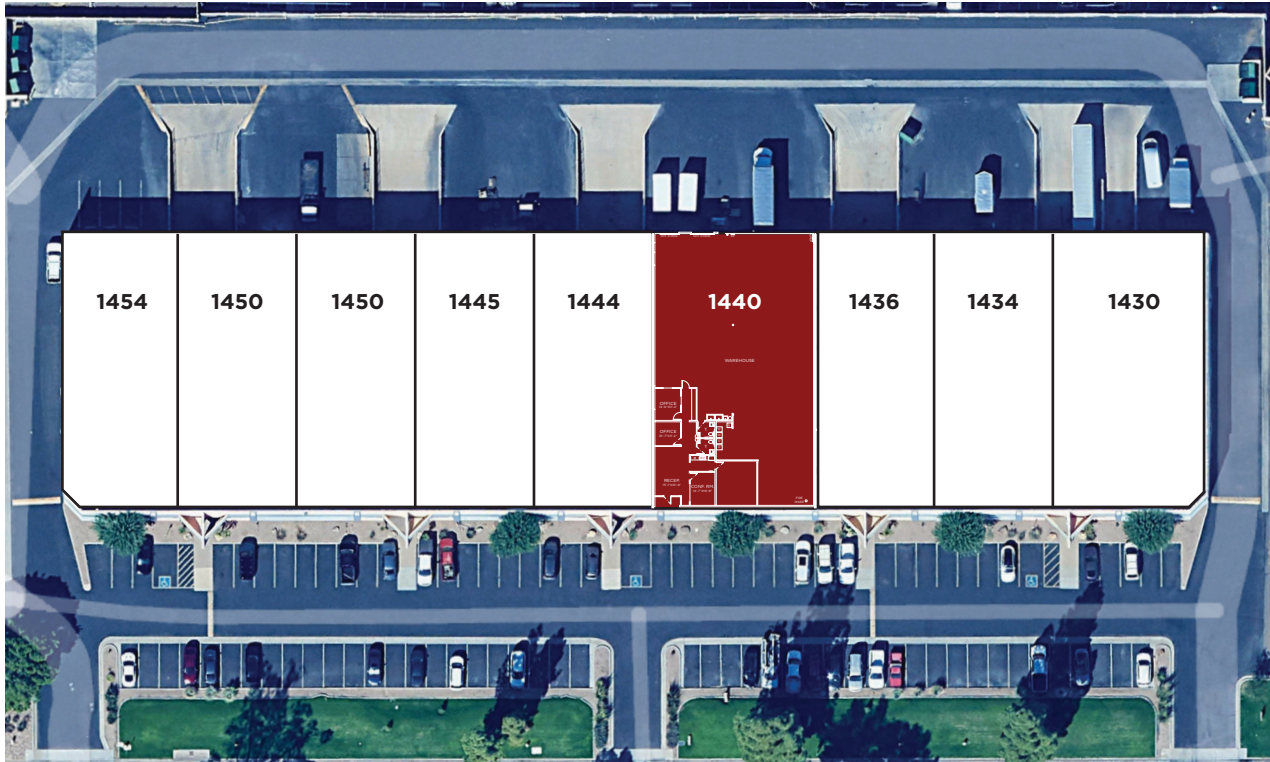
12/31/2028
MASTER
LEASE EXPIRES

\$1.40 NNN
ASKING RATE

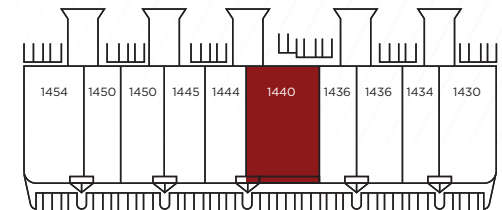
\$0.29
2026 OPEX



SITE PLAN



BUILDING KEY PLAN:



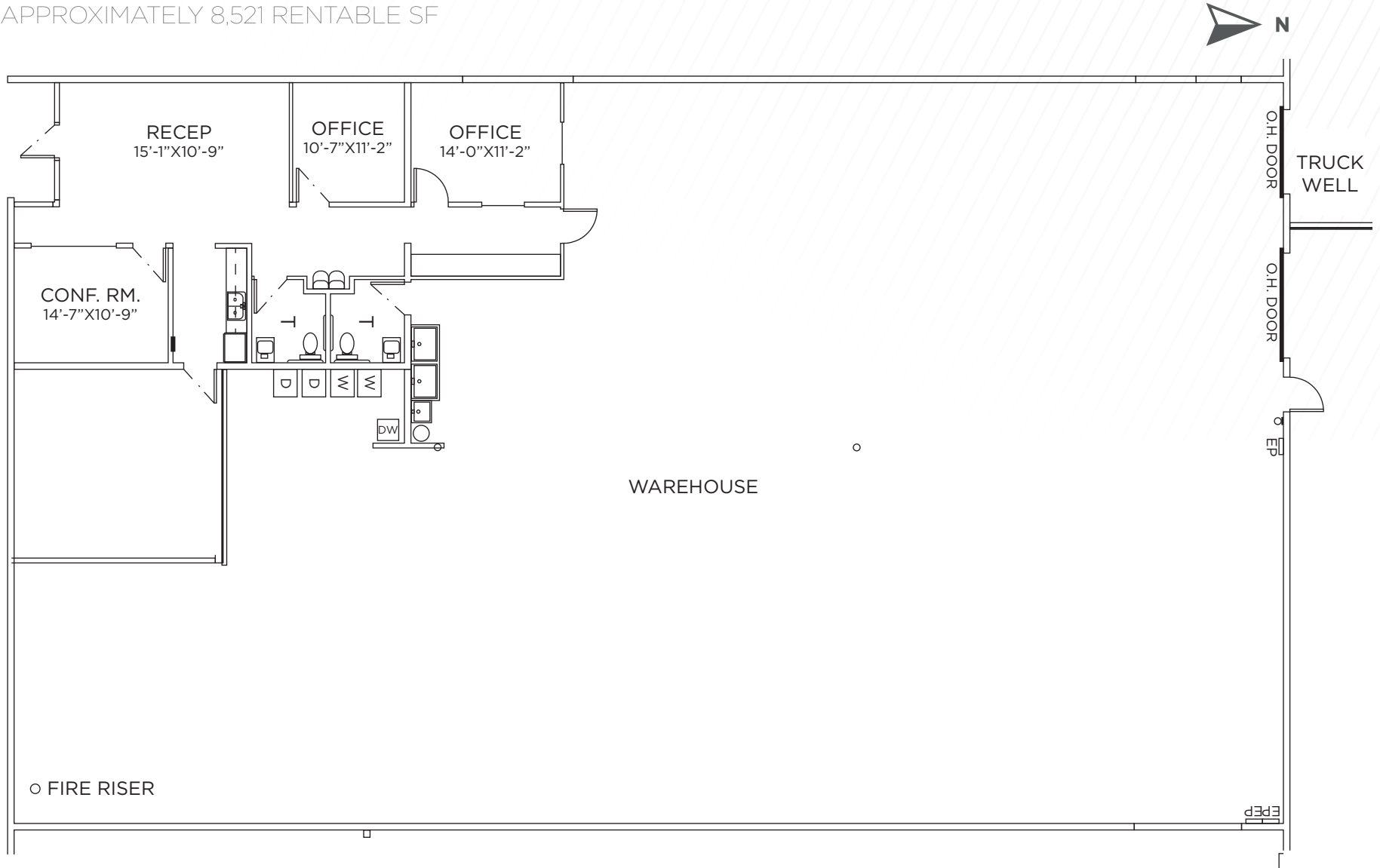
AVAILABILITIES

SUITE	SF	RATE (NNN)	BUILDOUT	NOTES
1440	±8,521 SF	\$1.40	Warehouse, Conference Room, Reception, 2 Offices, 2 Restrooms	HVAC Warehouse 15'+ Clear 120/240v 3p (SRP can't confirm - ~400 amps)

FLOOR PLAN

SUITE DATA:

APPROXIMATELY 8,521 RENTABLE SF



AMENITIES & IMPROVEMENTS



FOR MORE INFORMATION, PLEASE CONTACT:

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