

Industrial
Conversion
in Progress



Fundrise Tempe Commerce Park

8123 SOUTH HARDY DRIVE
Tempe, AZ

±56,240 SF available

- Under new ownership
- Fully air-conditioned industrial building

Jones Lang LaSalle Americas, Inc. License #: CO508577000



8123 S. Hardy Drive

- 56,240 SF freestanding building
- Clear height: 29'
- Power: 2000 Amps, 277/480 V
- Parking: 394 spaces
 - 139 surface spaces
 - 255 parking garage spaces
- 1.75 AC potential outside storage area
- Loading:
 - 2 existing grade level doors
 - 2 existing knock out panels
- Potential truckwell loading
- Less than 2 miles to I-10 / Elliot Road interchange

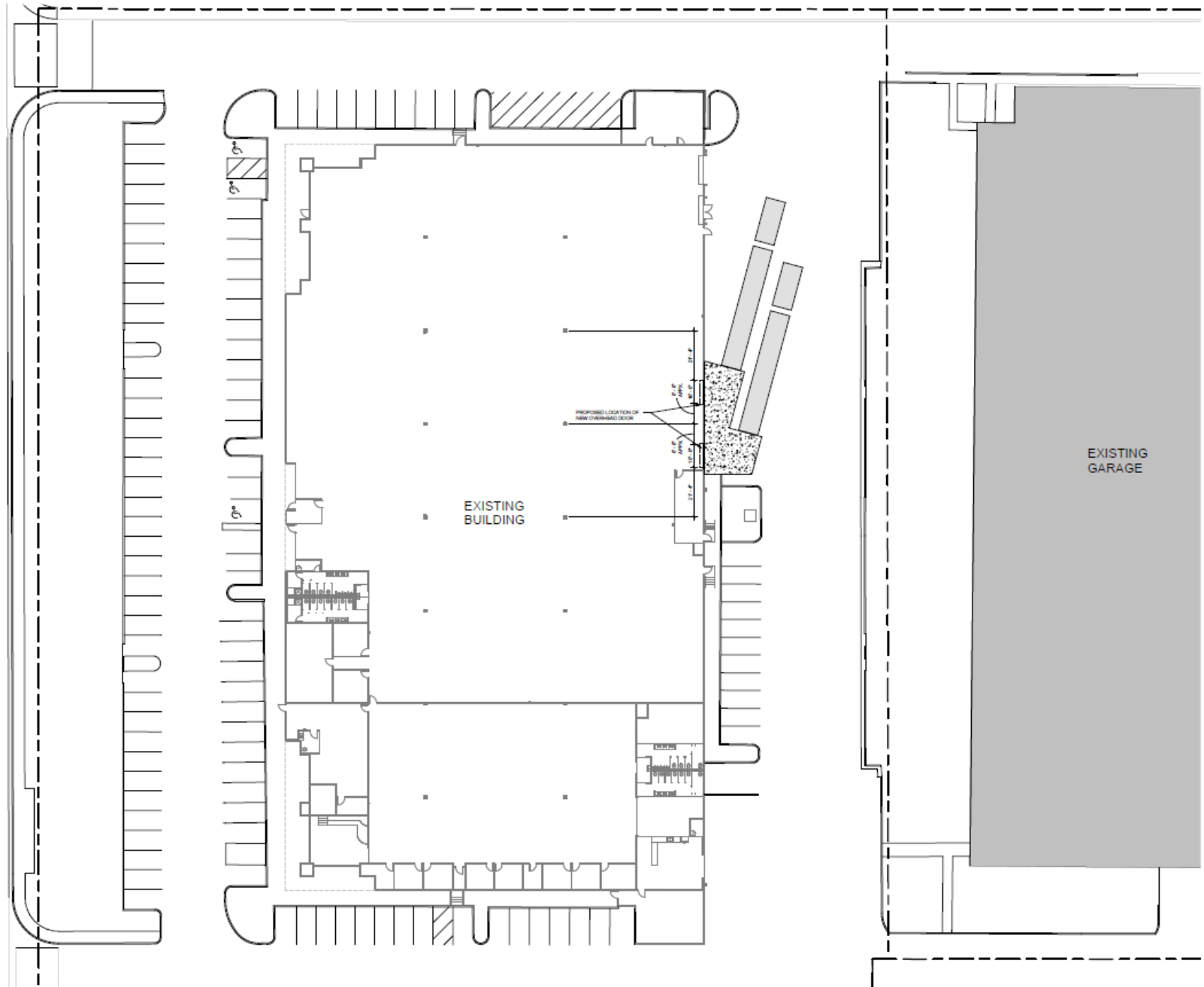




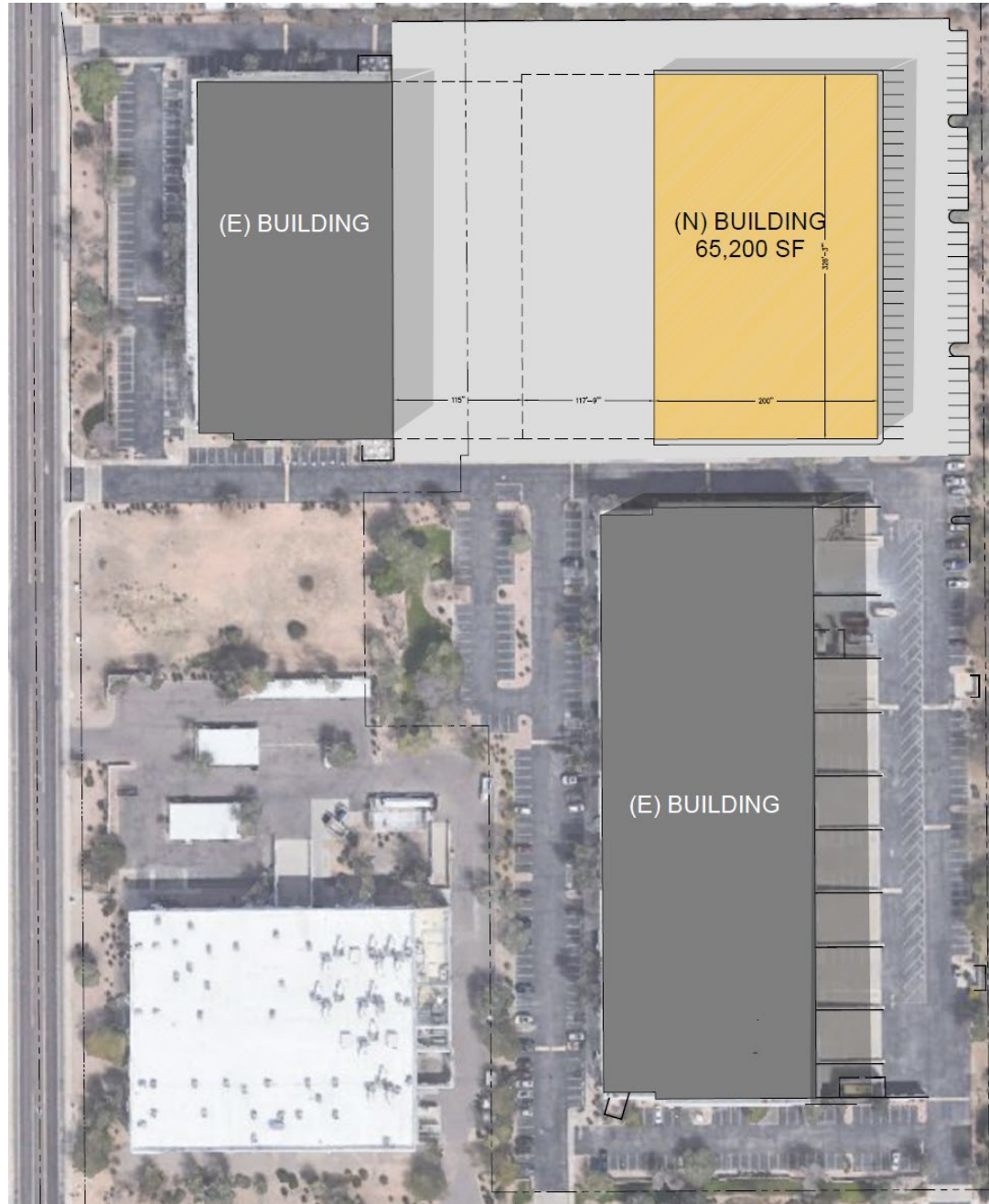
Renovation Images



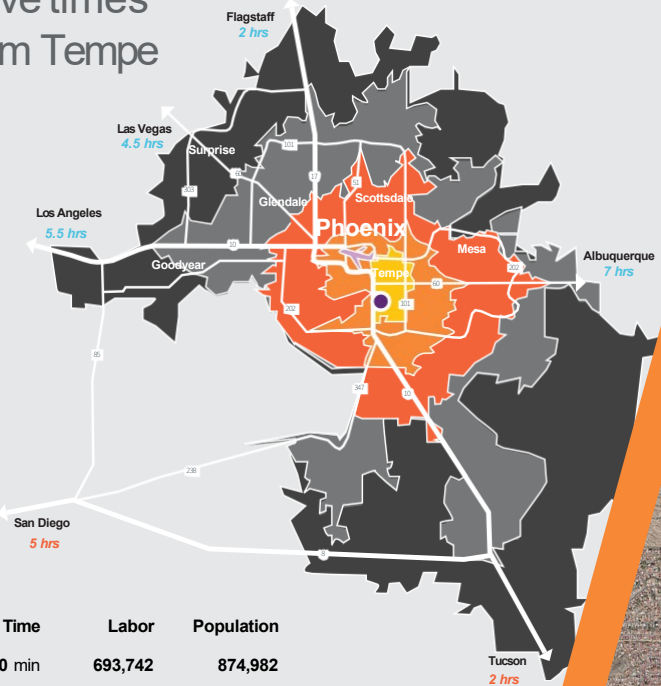
Potential Truck Wells



Potential Future 65,000 SF Building



Drive times from Tempe



Drive Time	Labor	Population
20 min	693,742	874,982
30 min	1,433,343	1,888,581
45 min	2,121,476	2,964,631
60 min	2,507,657	3,193,689

Tempe Boundary
 Sky Harbor International Airport

Source: ESRI 2022



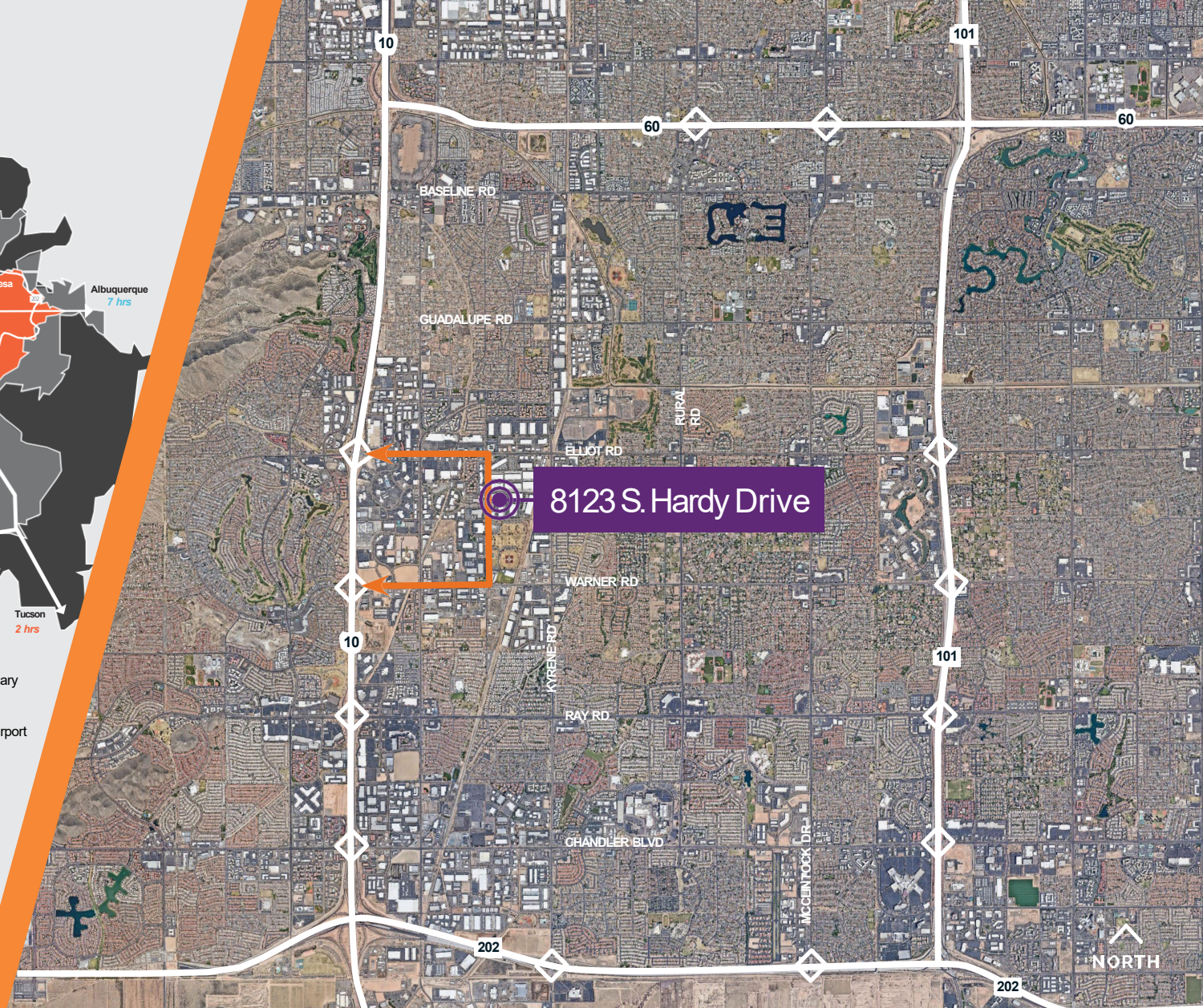
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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.

V/9/16/22



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