

OMP  
OVERTON MOORE PROPERTIES

Invesco

CBRE



**NEXTWAVE**  
TEMPE

1500 N MCCLINTOCK DR | TEMPE, AZ

**CLASS A INDUSTRIAL BUILDINGS**  
AVAILABLE FOR LEASE



PROPERTY HIGHLIGHTS

BUILDING 1

BUILDING SIZE:	±258,727 SF	DRIVE INS:	4
DIMENSIONS:	250' x 990'	AUTO PARKING:	264 stalls
CLEAR HEIGHT:	36'	POWER:	3,000 amps
COLUMN SPACING:	56' x 60'	SPEC OFFICE:	±3,666 SF
DOCK DOORS:	48		

BUILDING 2

BUILDING SIZE:	±239,787 SF	DRIVE INS:	4
DIMENSIONS:	220' x 1,053'	AUTO PARKING:	221 stalls
CLEAR HEIGHT:	32'	POWER:	3,000 amps
COLUMN SPACING:	52' x 56'	SPEC OFFICE:	±3,720 SF
DOCK DOORS:	54		

BUILDING 3

BUILDING SIZE:	±190,595 SF	DRIVE INS:	6
DIMENSIONS:	174' x 1,044'	AUTO PARKING:	252 stalls
CLEAR HEIGHT:	32'	POWER:	3,000 amps
COLUMN SPACING:	56' x 60'	SPEC OFFICES (3):	±2,512 - ±3,297 SF
DOCK DOORS:	60		



LIGHTING:  
LED Warehouse  
Lighting



SPRINKLERS:  
ESFR



TRUCK COURT:  
Fully Secured  
Concrete Truck Court



ZONING:  
GID, City of  
Tempe



SITE PLAN

- Dock Packages
- Spec Office





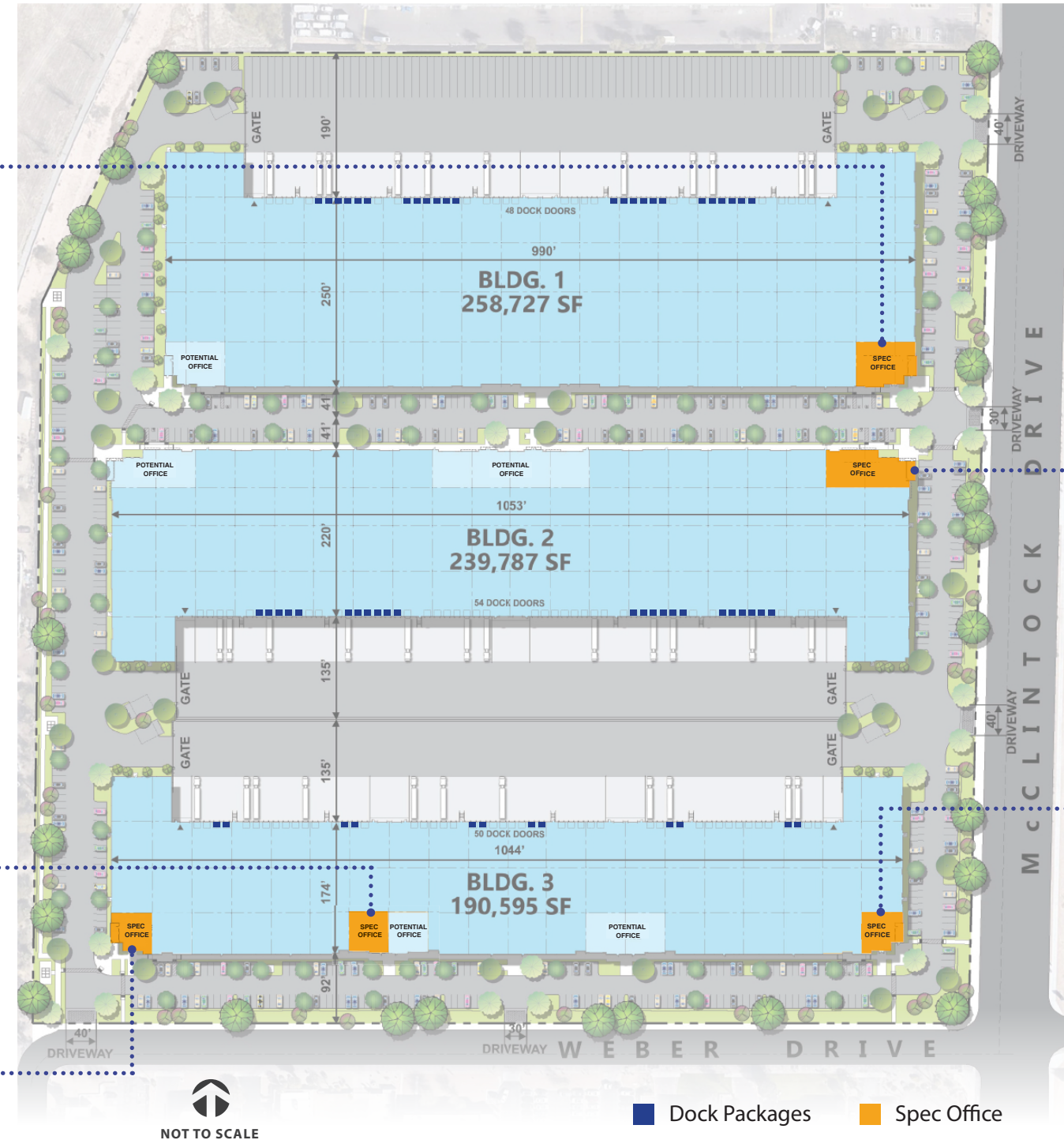
# SPEC OFFICE PLANS



BLDG. 1

**SPEC OFFICE  
FLOOR PLAN**

±3,666 SF



**NOT TO SCALE**

## ■ Dock Packages

Spec Office



- **BLDG. 2**

## SPEC OFFICE FLOOR PLAN

$\pm 3,666$  SF



- **BLDG. 3**

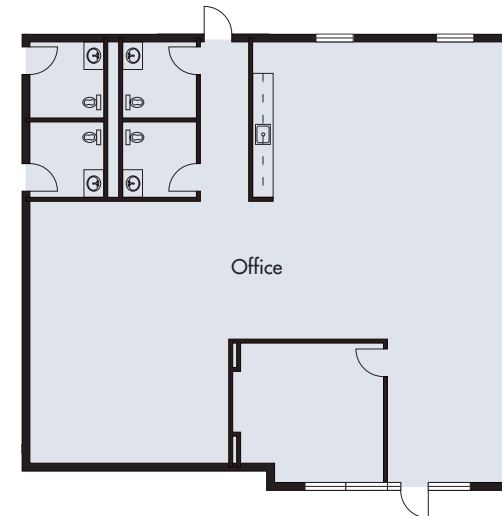
## SPEC OFFICE FLOOR PLAN

$\pm 3,666$  SF



**SPEC OFFICE  
FLOOR PLAN**

±3,297 SF



**SPEC OFFICE  
FLOOR PLAN**

±2,514 SF

BLDG. 3 •



STRATEGIC LOCATION



AIRPORT ACCESS

4 miles to Sky Harbor Airport



FREEWAY ACCESS

0.5 miles to Loop 202 Freeway  
1 mile to Loop 101 Freeway

TEMPE, AZ AT A GLANCE



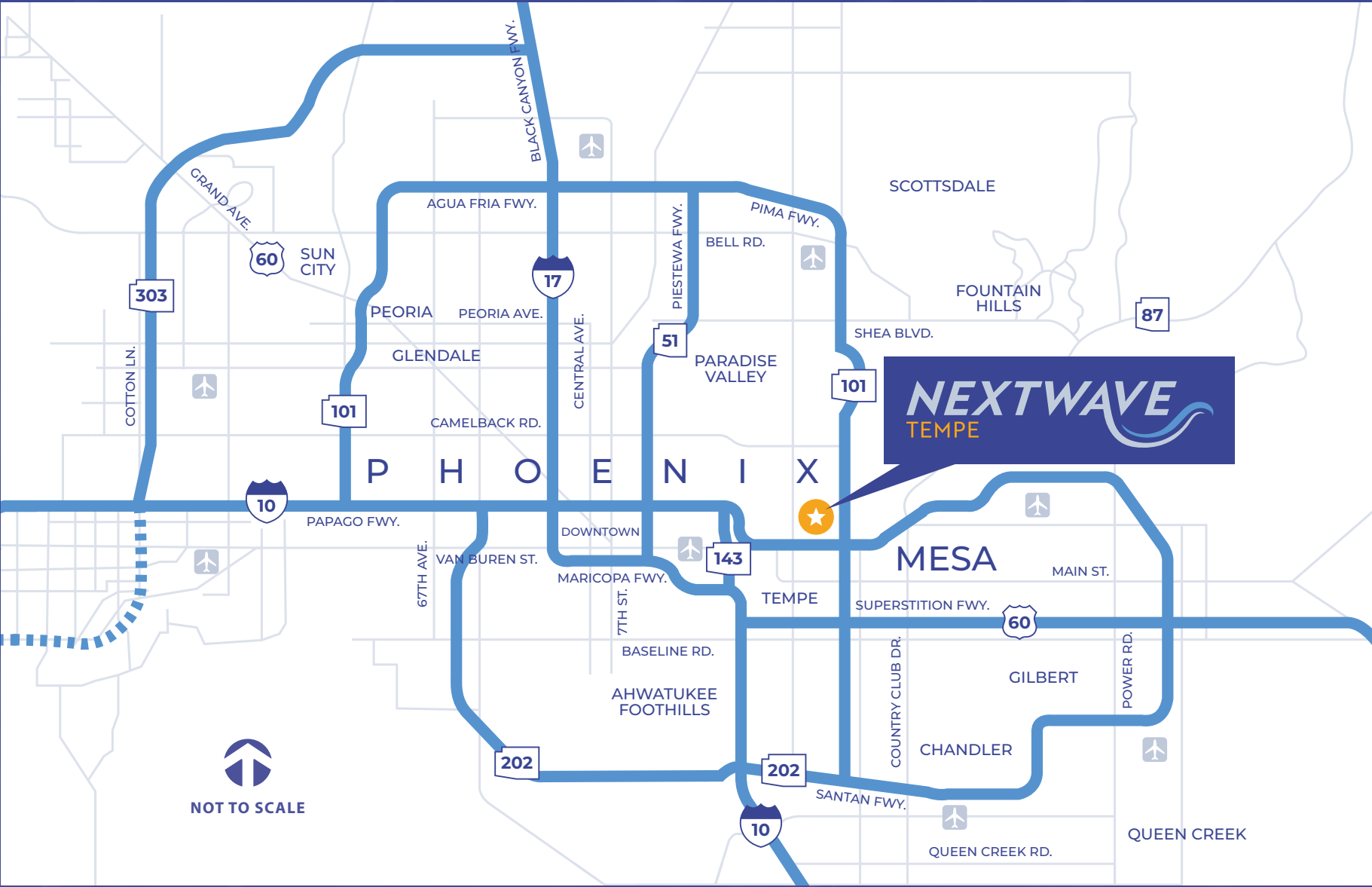
Excellent last mile location



Located in the heart of Metro Phoenix, reaching over 1.1M people in a 10-MILE radius



Diverse and abundant labor base





# NEXTWAVE TEMPE



## PRIMARY CONTACT

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