

712 S Hacienda Dr
Tempe, AZ 85281

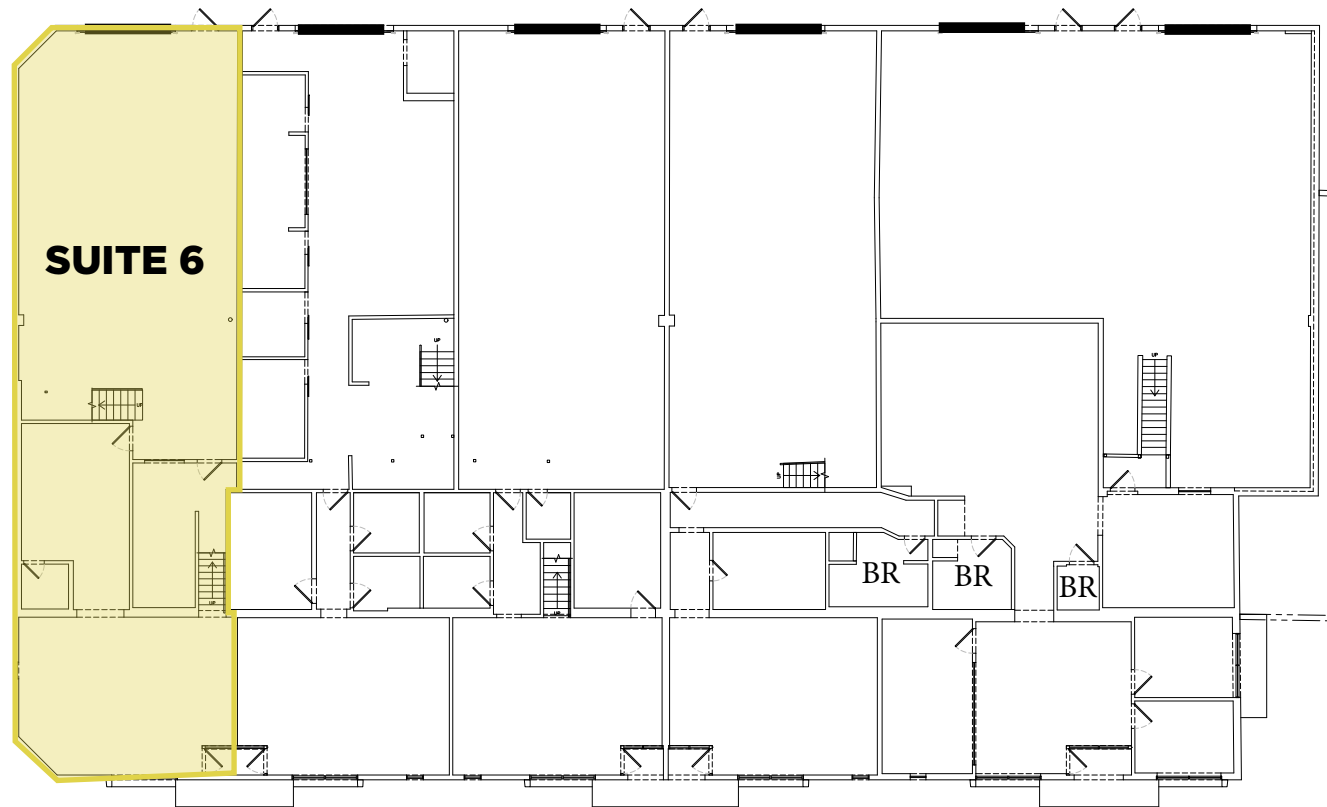
For Lease
Multi-Tenant Industrial Building in Tempe
Do Not Disturb Tenants



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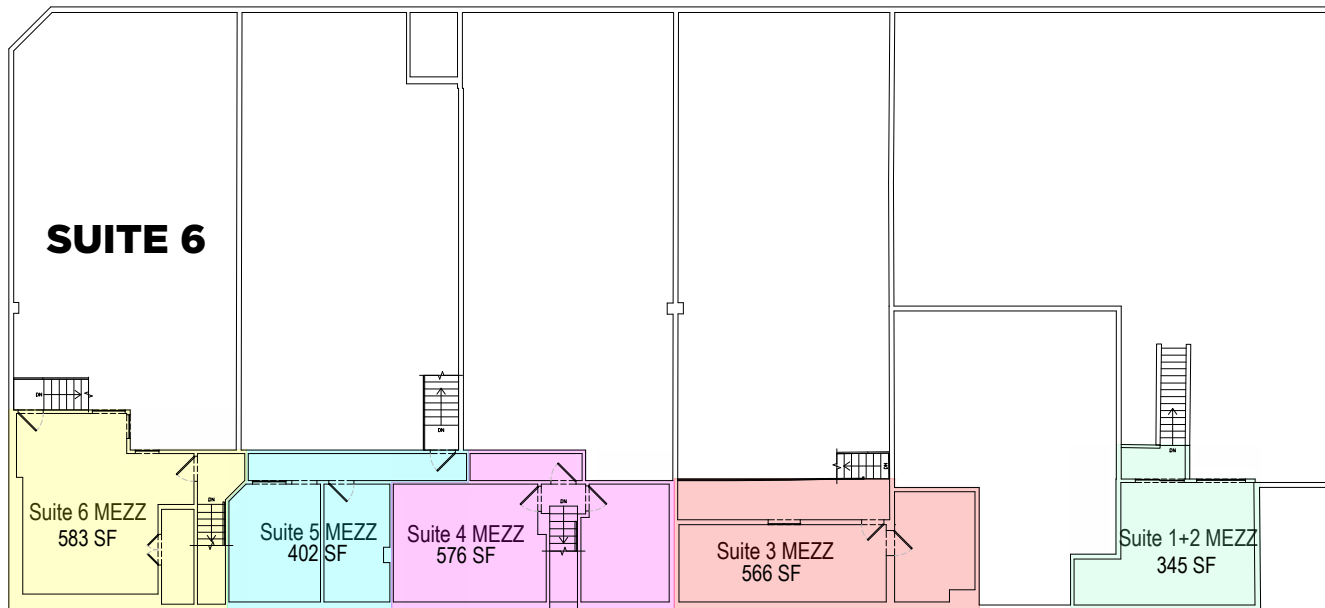
NAIHorizon



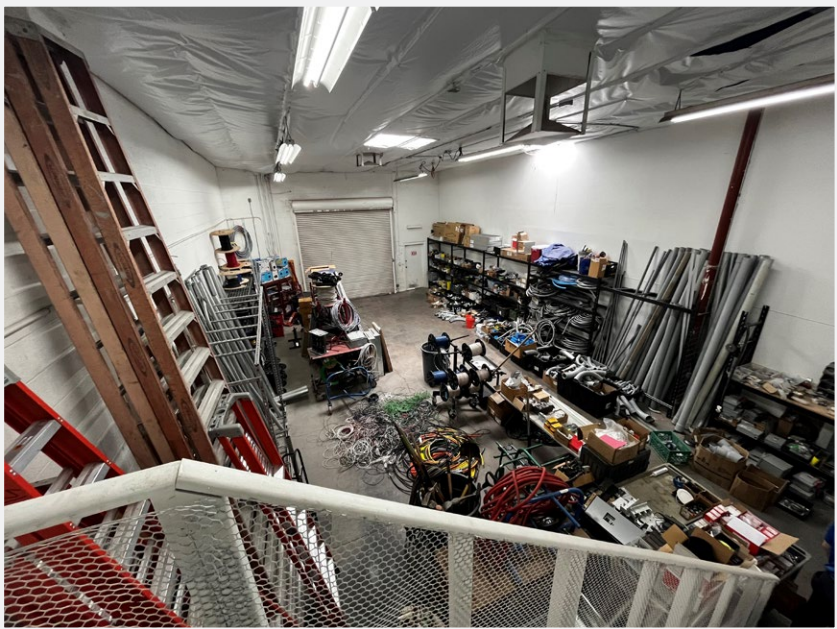
Suite #	Square Footage	Additional Mezzanine	Rate
6	2,507 SF	583 SF	\$1.50 NNN

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Suite Photos – Suite 6





Property Highlights

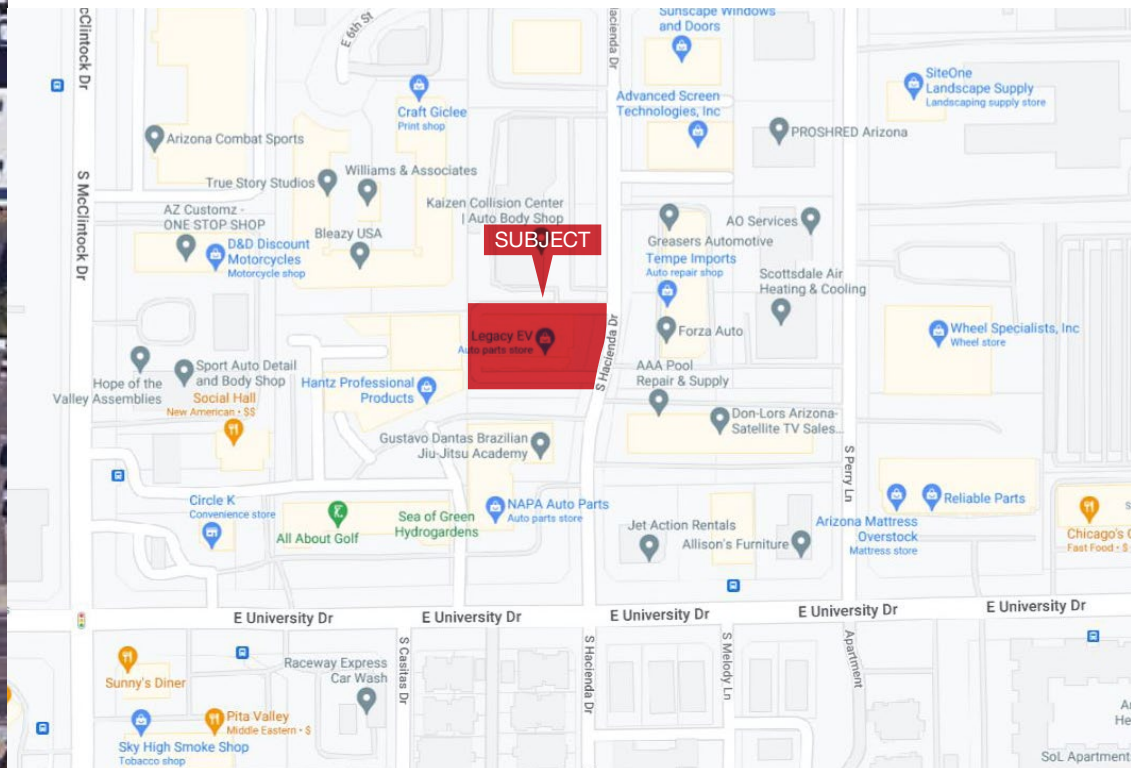
- Currently demised into six (6) individual suites
- One (1) 12'x14' grade level door
- Close to ASU
- Easy access to Loop 101 & 202 Freeways
- Fourteen (14) HVAC roof-mounted units
- APN: 132-40-012
- ±16' Clear Height
- GID Industrial Zoning
- 1,200 amps 120/208V 3 Phase
- 24 striped parking spaces
- 8 Covered spaces

Demographics

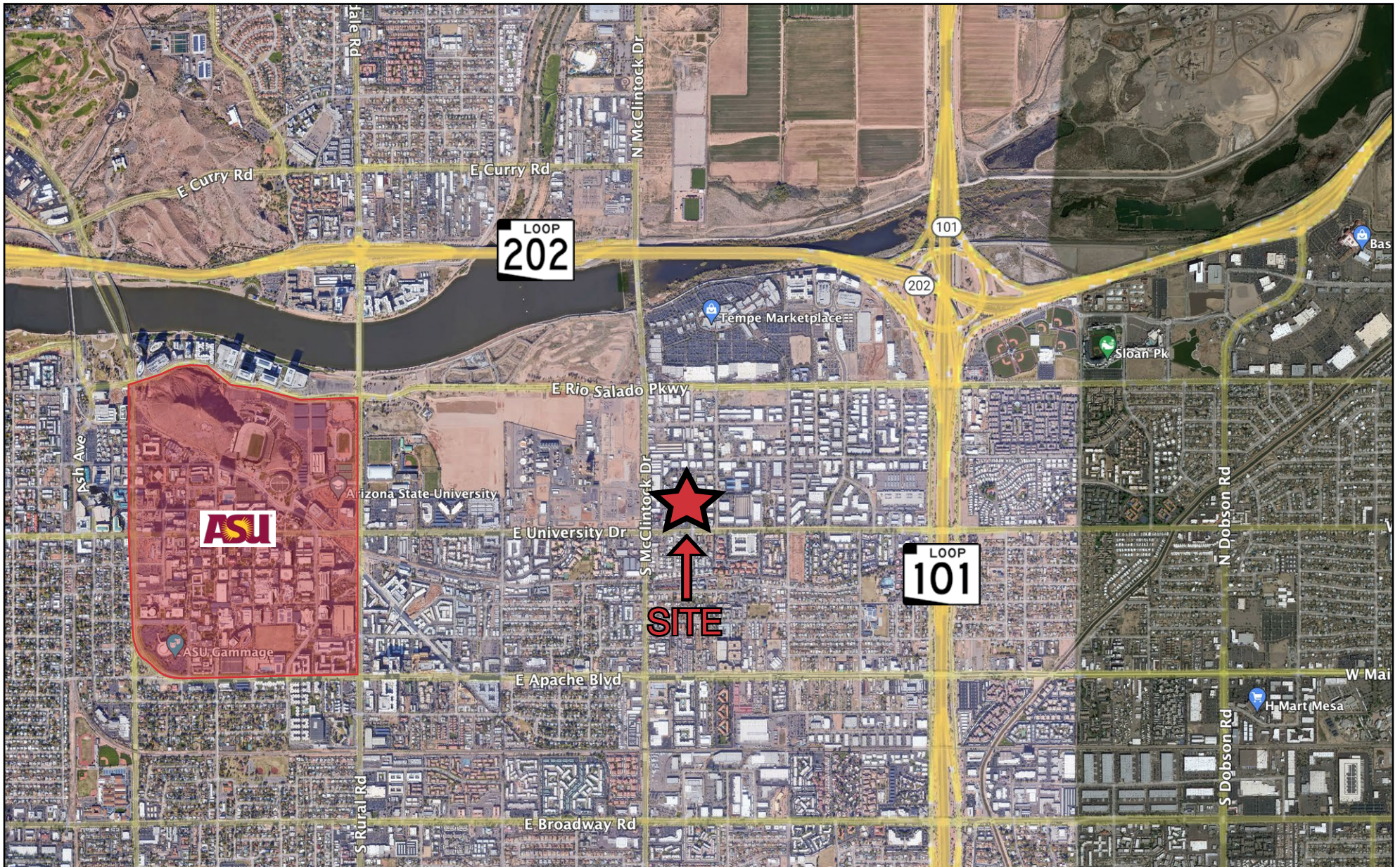
	1 Mile	3 Miles	5 Miles
Median Age:	24.6	27.1	29.6
Population:	22,761	156,634	368,001
Median HH Income:	\$42,571	\$64,593	\$70,915

Traffic Counts

	VPD
E University Ave	37,413
S McClintock Dr	34,081



Far Zoom Map



24-04-029