

I-1 ZONING INDUSTRIAL FLEX - FOR LEASE

1315 WEST DRIVERS WAY, TEMPE AZ 85284



Keith Geiger

Chief Operations Officer

T 310.314.2400 x3

E keith@brookhillcorp.com

Crystal Morgan

Director of Asset Management

T 310.314.2400 x5

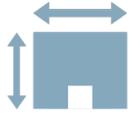
E crystal@brookhillcorp.com

Professionally Managed By:



3415 S Sepulveda Blvd, Suite 705
Los Angeles, CA 90034

PROPERTY HIGHLIGHTS



+23,653 SF INDUSTRIAL FLEX ON ± 2.01 ACRE LOT

~ 10,125 SF OFFICE: 9' - 12' CEILING HEIGHTS
~ 13,528 SF WAREHOUSE: 26' 6" CLEAR HEIGHT



**77 SURFACE PARKING SPACES
INCLUDES 4 ADA SPACES**



**(1) GRADE LEVEL DOOR, WITH 10' X 12' 9"
ROLL UP DOOR**



1600-AMP, 277/480-VOLT, 3-PHASE HEAVY POWER



**100% AIR-CONDITIONING, SKYLIGHTS,
AND WET FIRE SPRINKLER SYSTEM**



**PREMIER AIRPORT AREA - 15 MINUTE ACCESS TO
PHOENIX SKY HARBOR INTERNATIONAL AIRPORT**



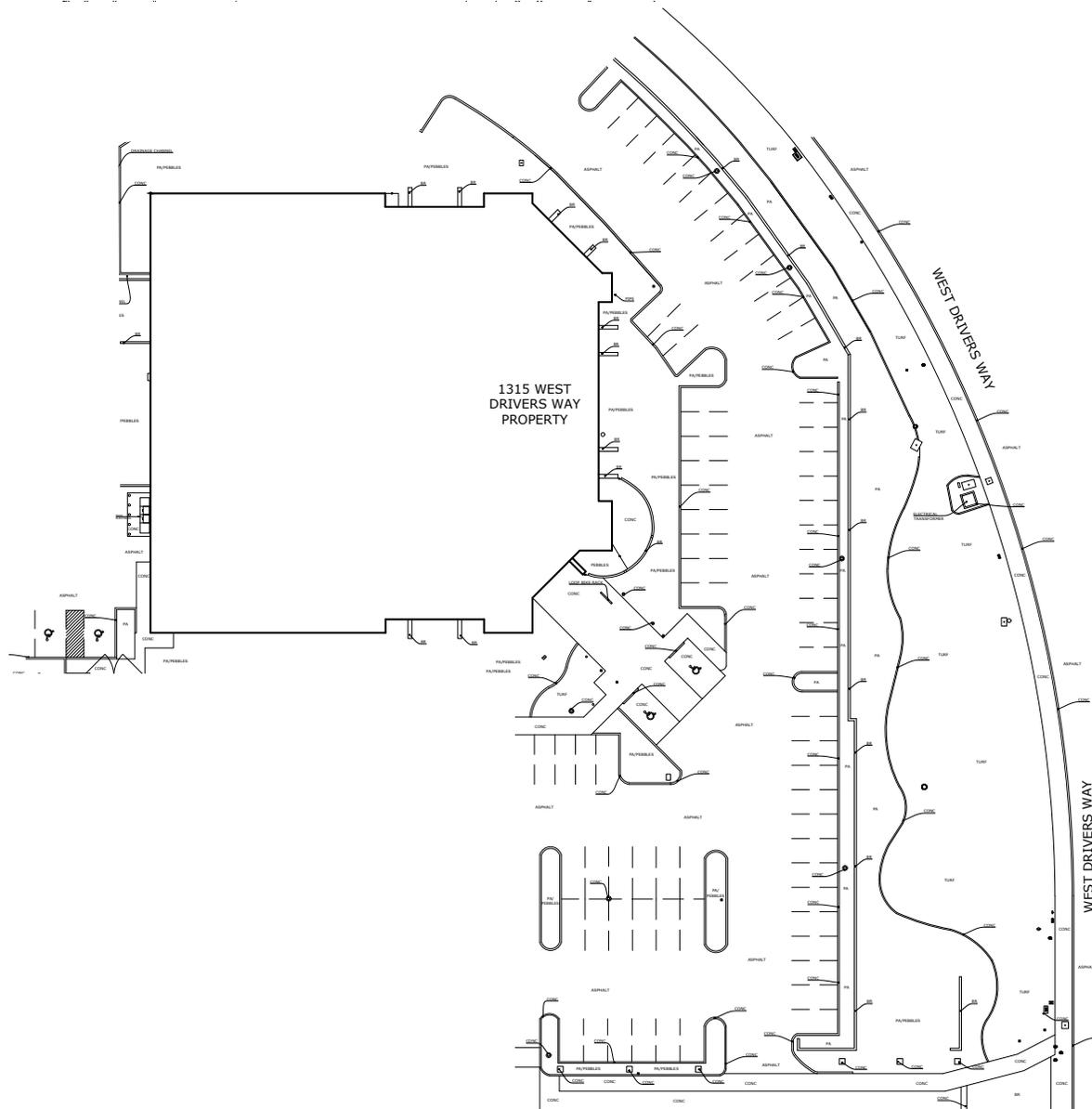
**STREAMLINED ACCESS TO THE PHOENIX METROPOLITAN
AREA VIA DIRECT ACCESS TO INTERSTATE 10**



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SITE MAP



±2.01 ACRE LOT
I-1 ZONING
77 SURFACE
PARKING SPACES

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PROPERTY BOUNDARY



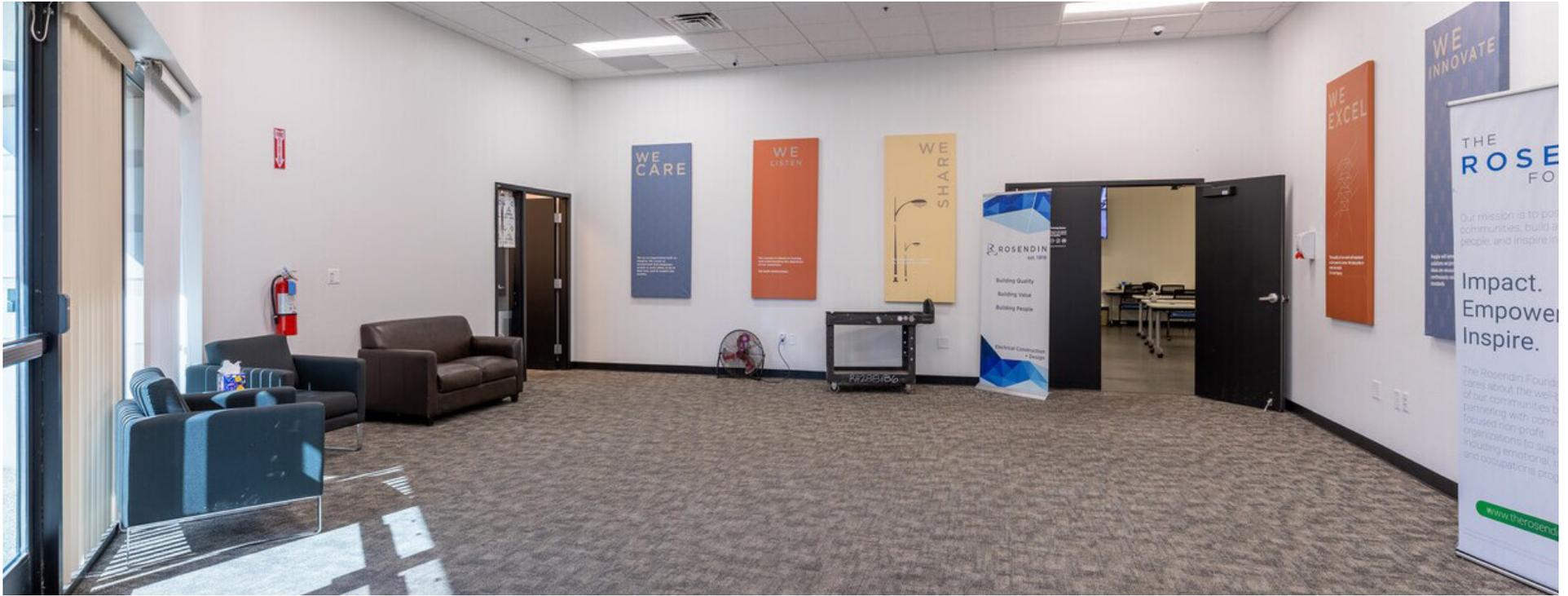
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INTERIOR PHOTOS - WAREHOUSE



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INTERIOR PHOTOS - LOBBY & TRAINING ROOM



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INTERIOR PHOTOS - OFFICE AREAS



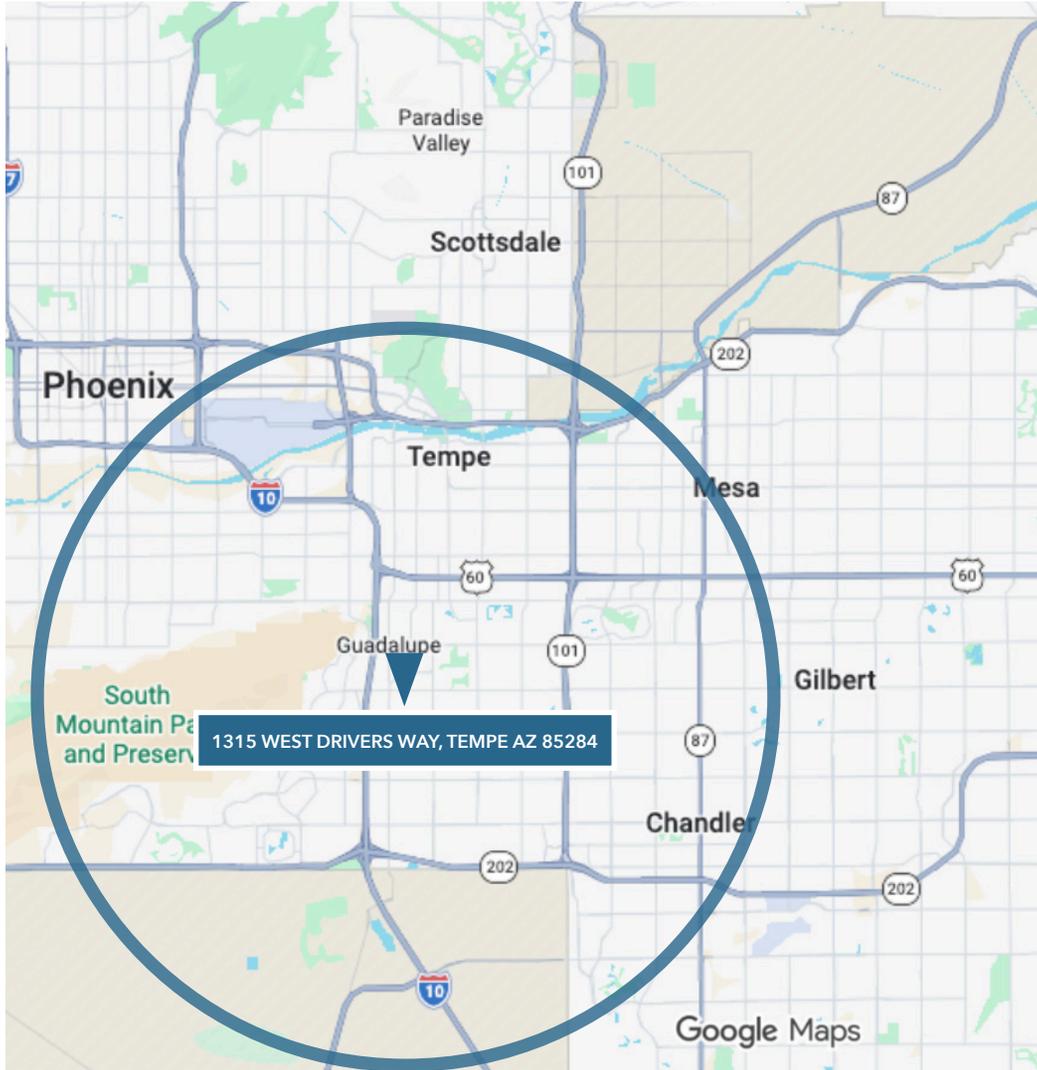
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TEMPE BUSINESS CENTER



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REGIONAL ACCESSIBILITY



ACCESS & LABOR FORCE*

10 MILE RADIUS

TOTAL POPULATION	948,080
TOTAL LABOR FORCE	540,000
UNEMPLOYMENT RATE	4.0%
MEDIAN HOUSEHOLD INCOME	\$70,931
WAREHOUSE EMPLOYEES	73,000
HIGH SCHOOL EDUCATION OR HIGHER	89%

*SOURCE: <https://www.loopnet.com/Listing/3820-E-Watkins-St-Phoenix-AZ/30381953/>

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EXCLUSIVE LEASING AGENTS



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