

HOHOKAM BUSINESS PARK | TEMPE



1205-1220 SOUTH PARK LN | 2404-2465 WEST 12TH ST | 1135-1235 SOUTH 48TH ST

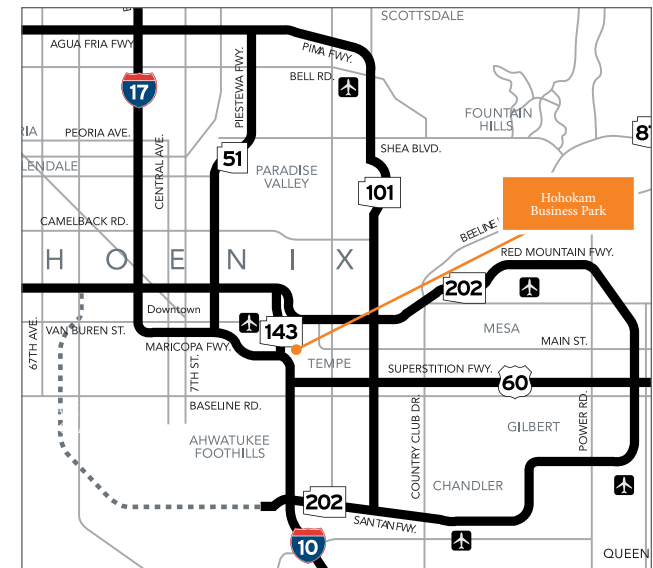
FOR MORE INFORMATION

Golden St. John
602.692.7615
Golden@Vantage-Commercial.com

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PROPERTY FEATURES

- » Spec Spaces Available & More Coming Soon
- » Directly off 143 Freeway. Easy access to I-10 & Loop 202 Red Mountain Freeway
- » A/C cooled warehouses available,
- » GID Zoning, City of Tempe, SRP
- » 10'x10' Grade Doors
- » On-Site Property Management
- » Parking Ratio: 2.3/1,000 SF. Non-assigned covered parking available
- » NNN Lease (2026 Estimate: \$0.35/SF)
*Rates based on 5-year lease



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The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

HOHOKAM BUSINESS PARK

SITE PLAN

OCCUPIED
 AVAILABLE
 EVAP
 HVAC



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BUILDING	SUITE	SF	RATE \$0.35 NNN	OFFICE %	COMMENTS	
1220 S Park Ln	1&2	5,480	\$1.45	25%: Reception, 3 Offices, Kitchenette, 2 multi-stall Restrooms	HVAC - 17' Clear Height - 2 Grade Doors	
1220 S Park Ln	3	2,500	\$1.45	46%: Reception, 2 Offices, Server Room, Restroom	HVAC - 16' Clear Height	
2404 W 12th St	2	2,982	\$1.40	15%: Reception, 1 Office, 2 Restrooms	HVAC - 14'-8" Clear Height 200 amps, 120-240v	
2404 W 12th St	4	2,195	\$1.40	40%: Reception, 3 Offices, 2 Restrooms	HVAC - 15'-6" Clear Height *No Grade Level - Double Door Only*	
2429 W 12th St	1	3,614	\$1.45	73%: Large Bullpen, 4 Offices, Storage/File Room, 2 Restrooms	Dry Warehouse - Mop & Commercial Sink + separate Floor Drain, 200 amps	
2429 W 12th St	2&3	4,366	\$1.45	41%: Large Reception / Bullpen, 2 Offices Break Room, 2 Restrooms, Mop Sink	HVAC - 16' Clear Height Dryer Hookup and ventilation	
2430 W 12th St	5	1,882	\$1.45	30%: Reception, 1 Office, 1 Restroom	HVAC - 9'-9" Drop Ceiling Floor Drain	
2445 W 12th St	1	3,150	\$1.45	38%: Reception, 4 Offices, Bullpen, Break Room, 2 Restrooms	Evap Warehouse - 16' Clear Height 200 amps, 120-240v	
2447 W 12th St	2	2,275	\$1.40	60%: Reception, 3 Offices, Conf. Rm, Break, 2 Restrooms	Evap - 16' Clear Height 200 amps, 120-240v	
2450 W 12th St	4	2,268	\$1.45	50%: Reception 3 Offices, Conf. Room Storage Room in Warehouse	Evap - 16' Clear Height	

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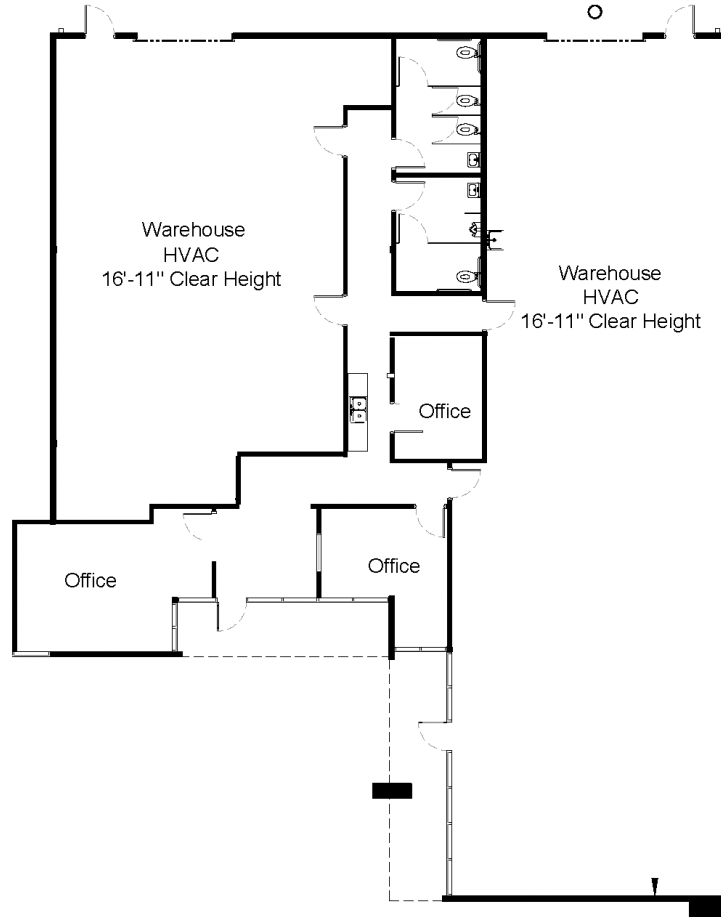
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1220 S PARK LN, SUITE 1&2

±5,480 SF

\$1.45/SF + \$0.35 NNN



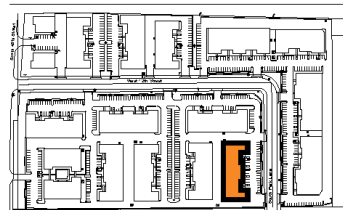
SUITE DATA:

TOTAL SUITE AREA 5,480 SF

CLEAR HEIGHT 16'-11"

O GRADE LEVEL DOORS 2

SITE KEY PLAN:



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PHOTOS



VIRTUAL TOUR

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1220 S PARK LN, SUITE 3

±2,500 SF

\$1.45/SF + \$0.35 NNN

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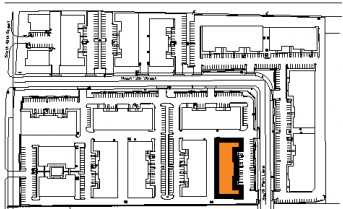


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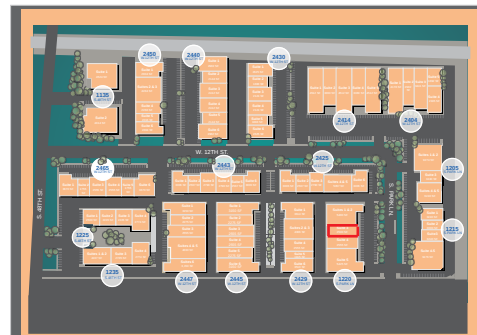
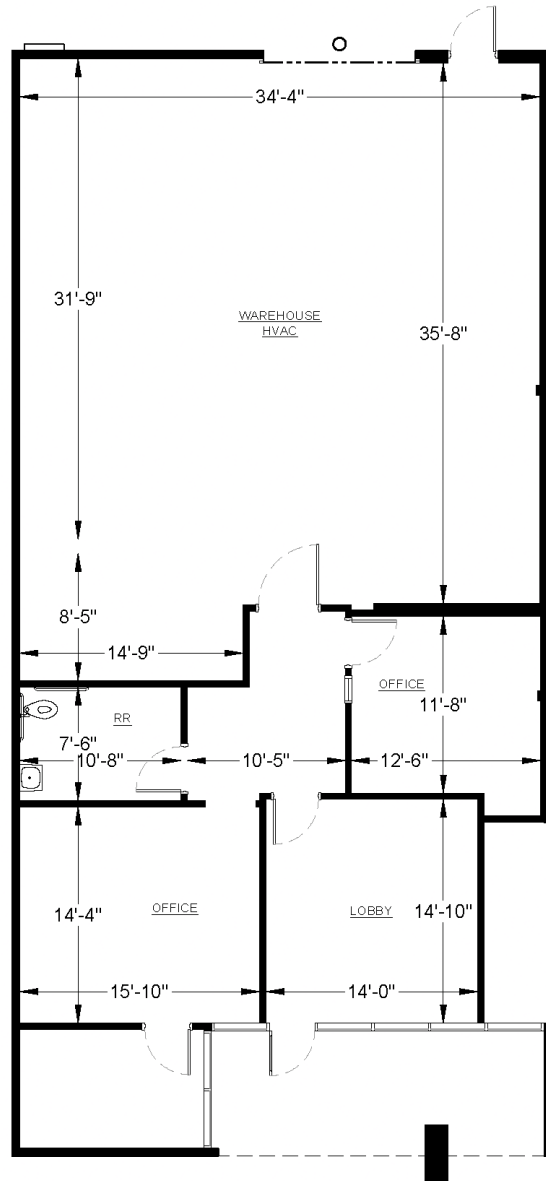
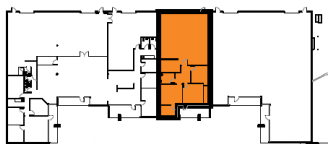
OFFICE AREA	1,155 SF
WAREHOUSE AREA	1,345 SF
TOTAL SUITE AREA	2,500 SF

CLEAR HEIGHT	16'-1"
O GRADE LEVEL DOORS	1

SITE KEY PLAN:



BUILDING KEY PLAN:

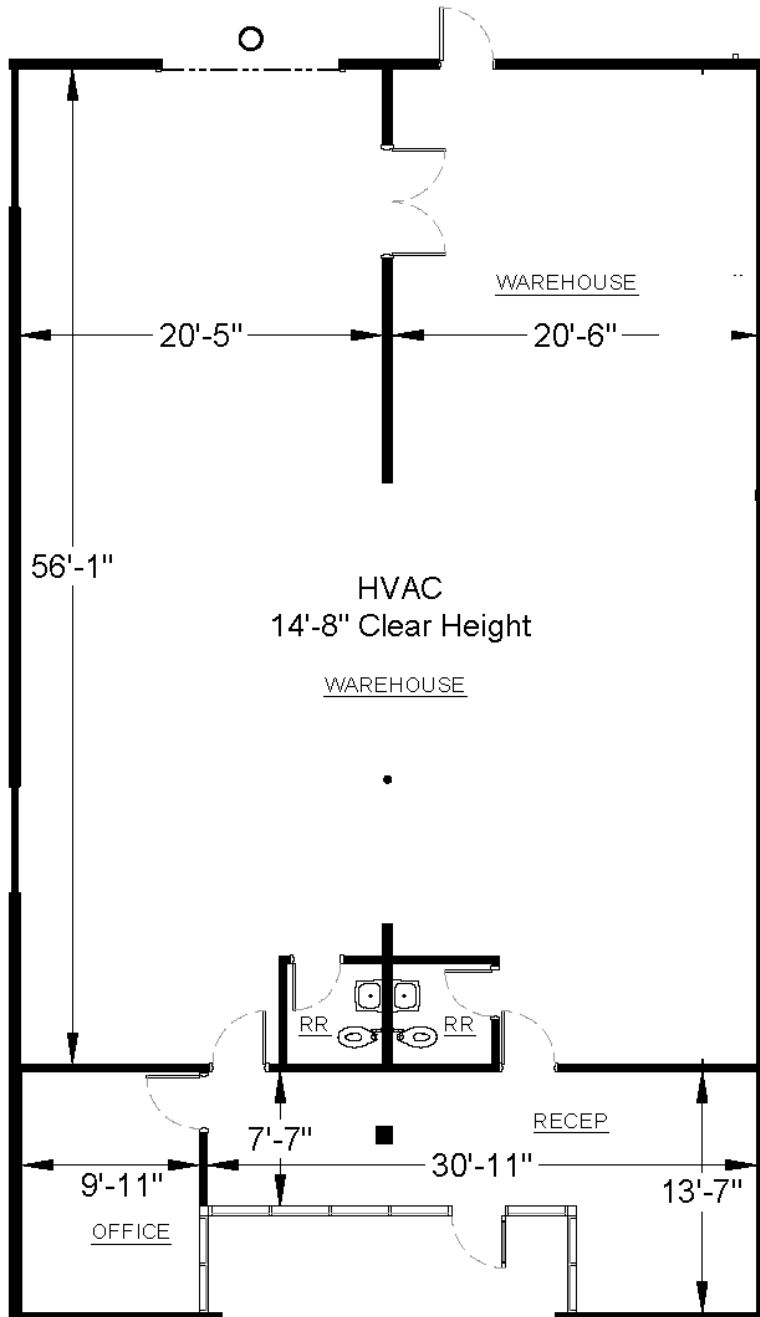


2404 W 12TH ST, SUITE 2

±2,982 SF

SPEC SUITE

\$1.40/SF + \$0.35 NNN



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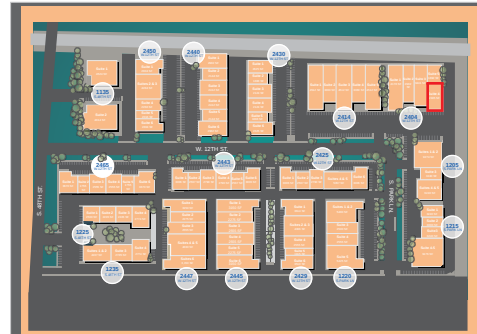
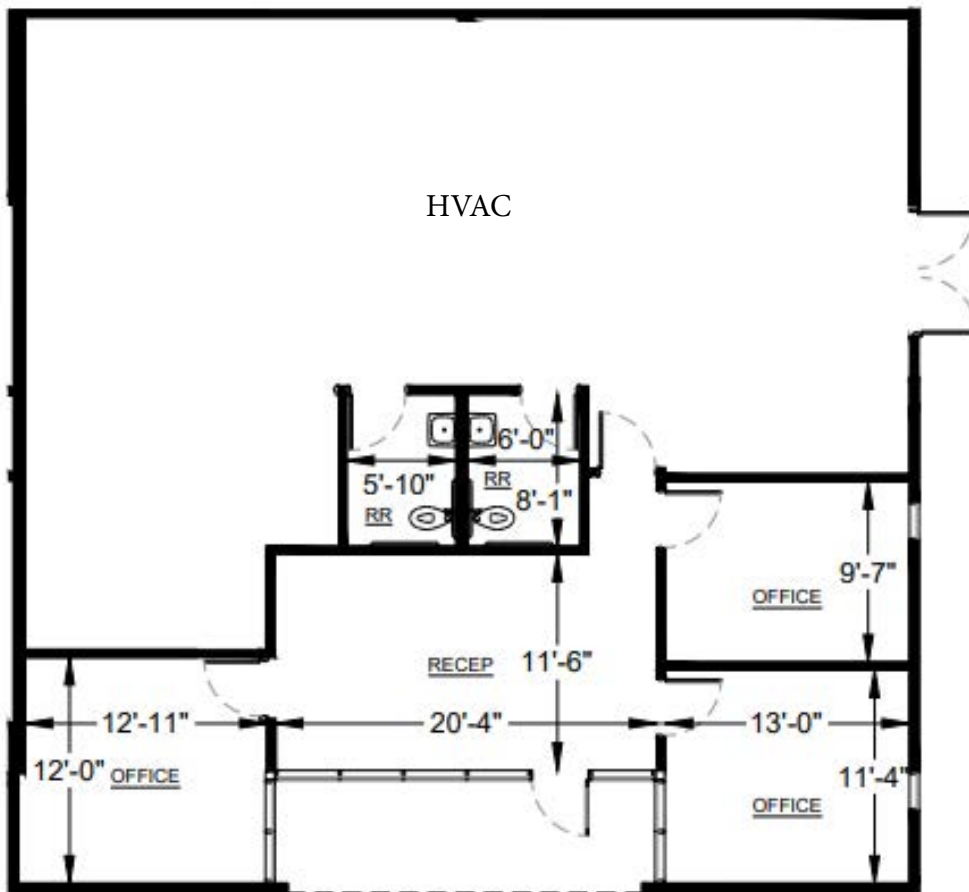


2404 W 12TH ST, SUITE 4

±2,195 SF

SPEC SUITE

\$1.40/SF + \$0.35 NNN



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2429 W 12TH ST, SUITE 1

±3,614 SF

RENOVATIONS COMING

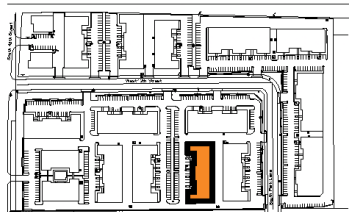
\$1.45/SF + \$0.35 NNN

SUITE DATA:

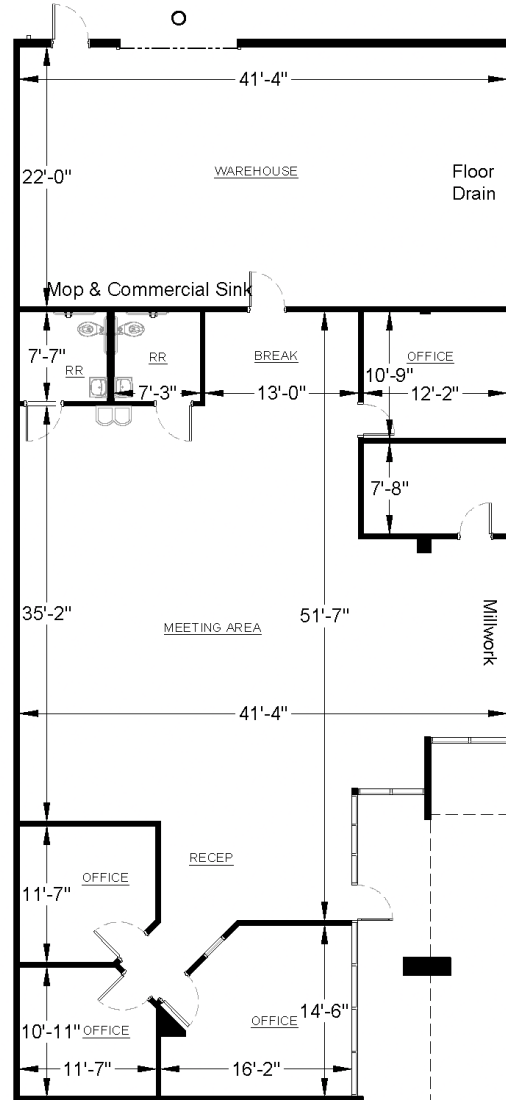
OFFICE AREA	2,654 SF
WAREHOUSE AREA	960 SF
TOTAL SUITE AREA	3,614 SF

CLEAR HEIGHT	16'
○ GRADE LEVEL DOORS	1

SITE KEY PLAN:



BUILDING KEY PLAN:



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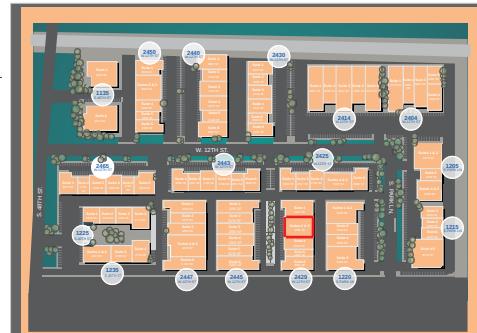
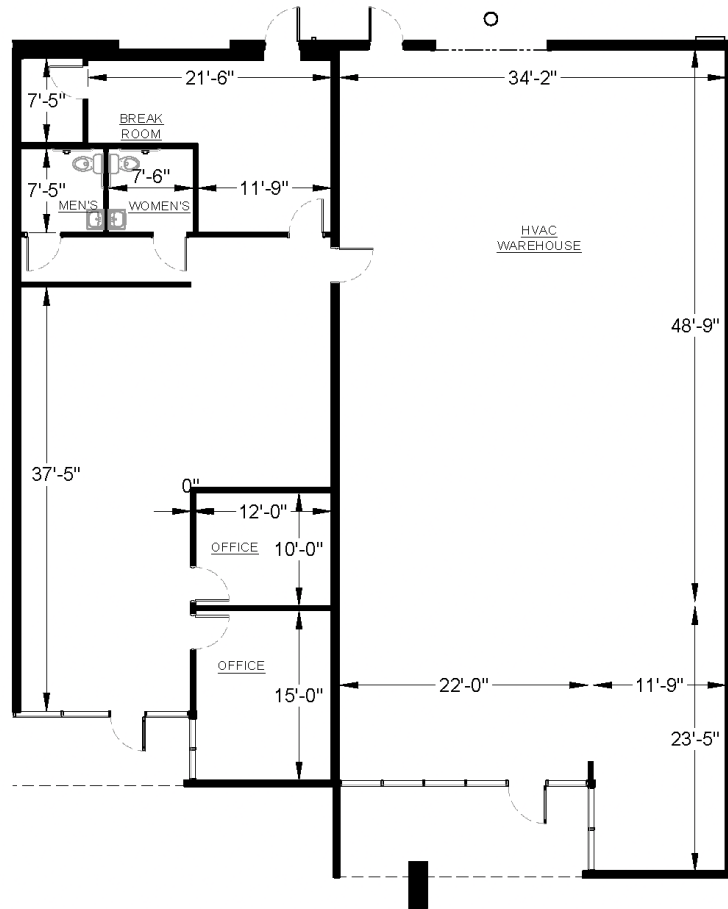
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2429 W 12TH ST, SUITE 2&3

±4,366SF

\$1.45/SF + \$0.35 NNN



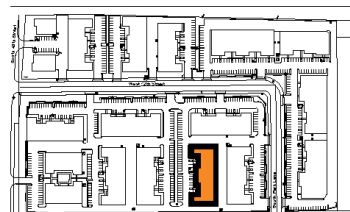
SITE KEY PLAN:

BUILDING KEY PLAN:

SUITE DATA:

OFFICE AREA	1,824 SF
WAREHOUSE AREA	2,542 SF
TOTAL SUITE AREA	4,366 SF

CLEAR HEIGHT	16'
O GRADE LEVEL DOORS	1



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2430 W 12TH ST, SUITE 5

±1,882 SF

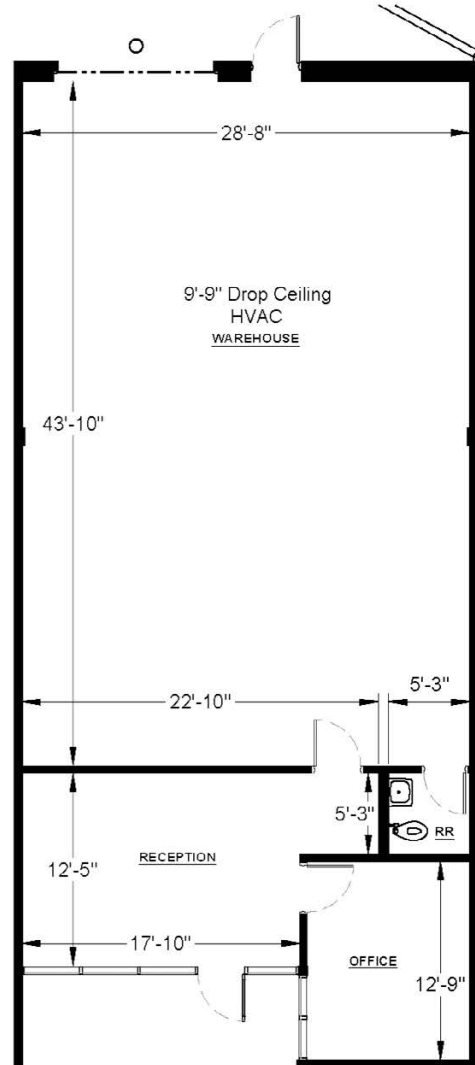
\$1.45/SF + \$0.35 NNN

SUITE DATA:

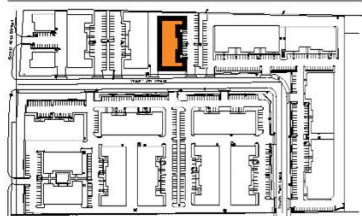
OFFICE AREA	565 SF
WAREHOUSE AREA	1,317 SF
TOTAL SUITE AREA	1,882 SF

CLEAR HEIGHT

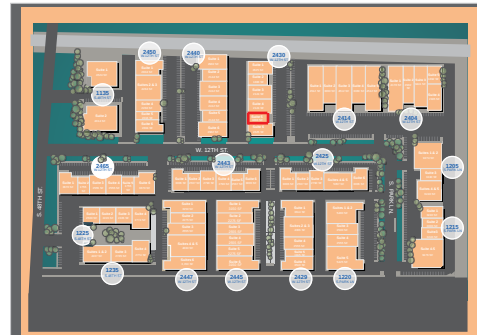
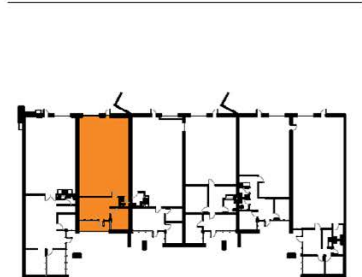
○ GRADE LEVEL DOORS 1



SITE KEY PLAN:



BUILDING KEY PLAN:



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2445 W 12TH ST, SUITE 1

±3,150 SF

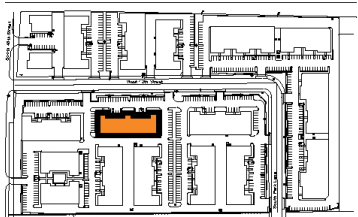
\$1.45/SF + \$0.35 NNN

SUITE DATA:

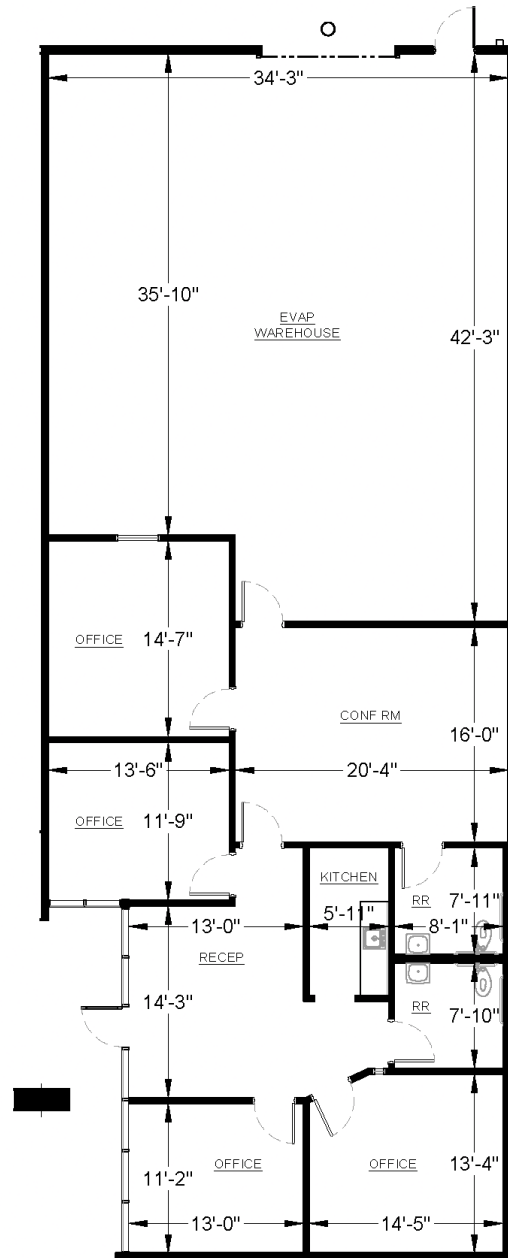
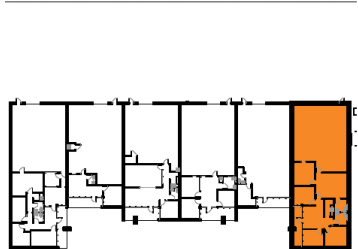
OFFICE AREA	1,192 SF
WAREHOUSE AREA	1,958 SF
TOTAL SUITE AREA	3,150 SF

CLEAR HEIGHT	16'-0"
GRADE LEVEL DOORS	1

SITE KEY PLAN:



BUILDING KEY PLAN:



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2447 W 12TH ST, SUITE 2

±2,275 SF

SPEC SUITE

\$1.40/SF + \$0.35 NNN

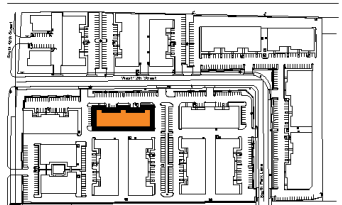
SUITE DATA:

OFFICE AREA	1,418 SF
WAREHOUSE AREA	857 SF
TOTAL SUITE AREA	2,275 SF

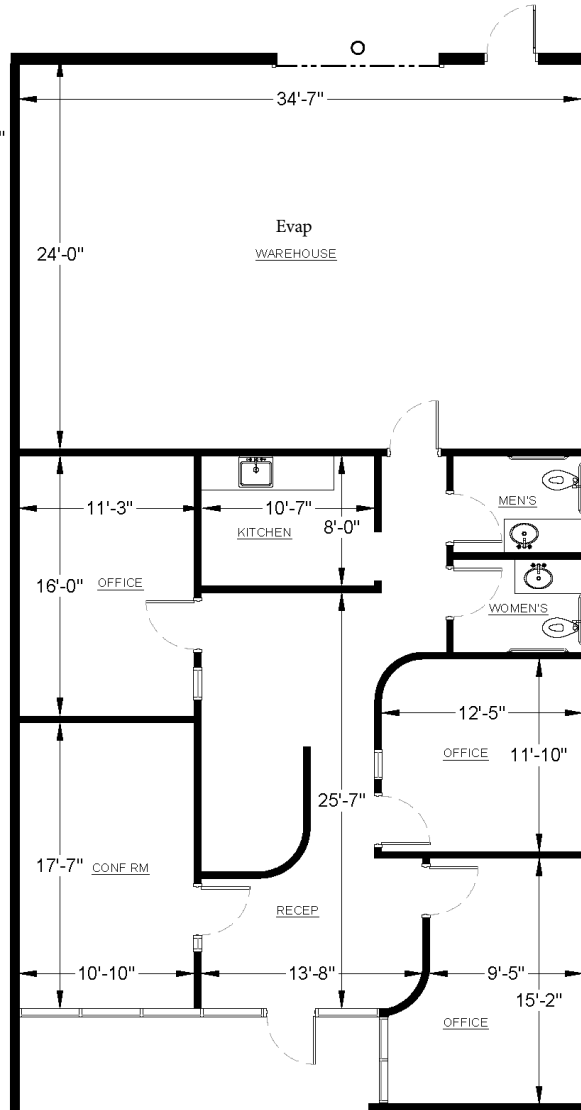
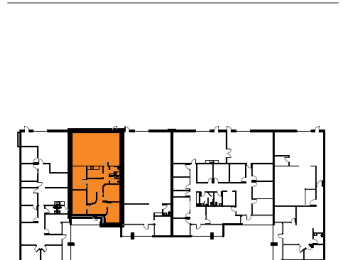
CLEAR HEIGHT Warehouse: 16'-8"
Office: 10'

○ GRADE LEVEL DOORS 1
200 amps, 120-240v, 3P

SITE KEY PLAN:



BUILDING KEY PLAN:



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2450 W 12TH ST, SUITE 4

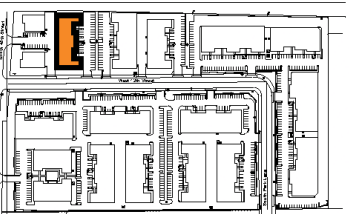
±2,268 SF

\$1.45/SF + \$0.35 NNN

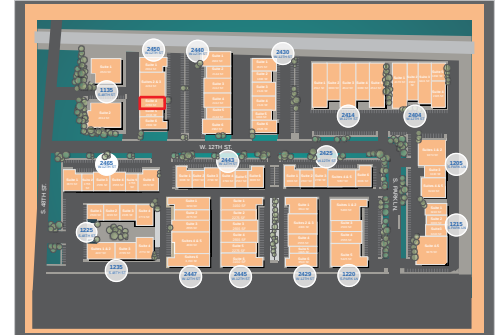
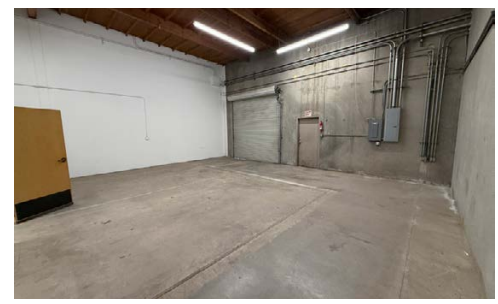
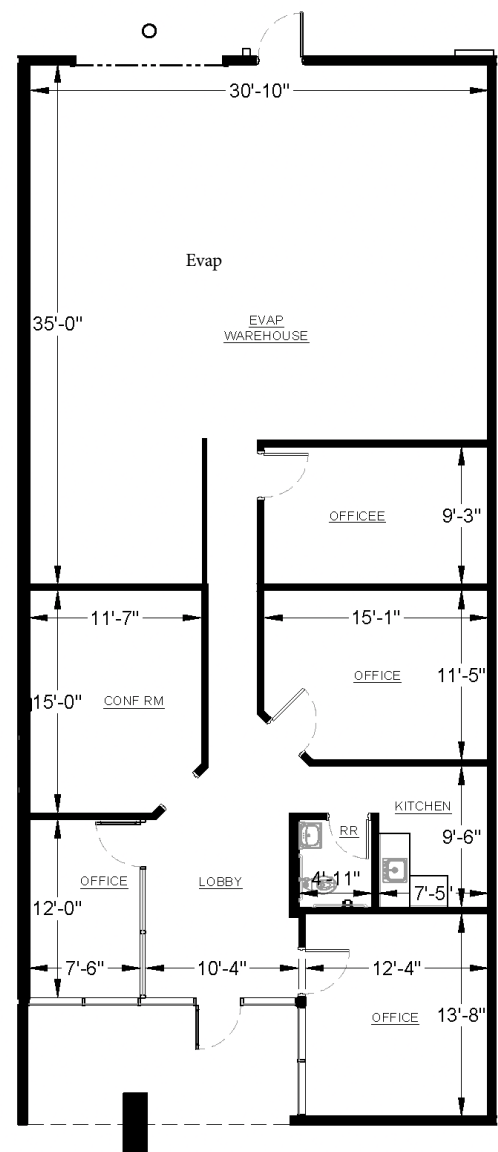
SUITE DATA:

OFFICE AREA	1,143 SF
WAREHOUSE AREA	1,125 SF
TOTAL SUITE AREA	2,268 SF
CLEAR HEIGHT	16'
GRADE LEVEL DOORS	1

SITE KEY PLAN:



BUILDING KEY PLAN:



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