

# TWINS BUSINESS PARK



360°  
VIRTUAL TOUR

1430 - 1638 W 12TH PLACE | TEMPE | ARIZONA | 85281

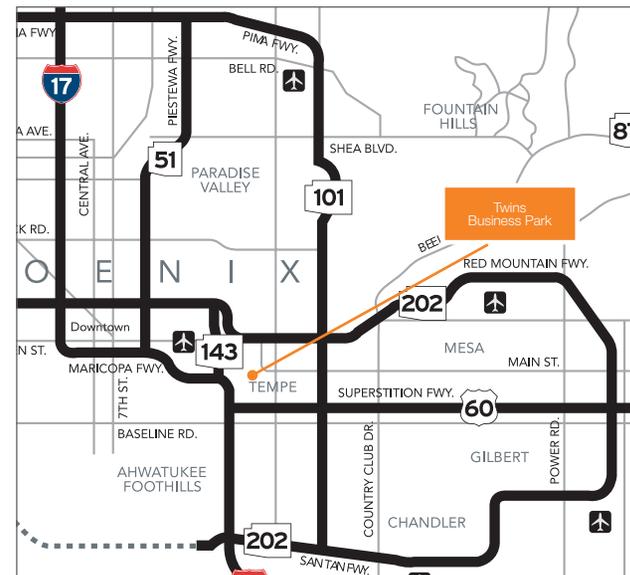
## FOR MORE INFORMATION:

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**VANTAGE COMMERCIAL**  
Scottsdale, AZ 85258  
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## PROPERTY FEATURES

- Spec Suites Available for immediate occupancy
- Each Suite contains at least 1 Grade Level (10'x12') and 1 Truckwell / Dock High (8'x10') Door
- Large Truck Court with excellent maneuverability
- Minimum 15' Warehouse Clear Height
- GID Zoning, City of Tempe
- 120/240v, 3 phase - SRP
- 2.0/1,000 parking ratio
- Frontage on 12th Place with direct signage visibility
- NNN Lease (2025 Estimate: \$0.25/SF)



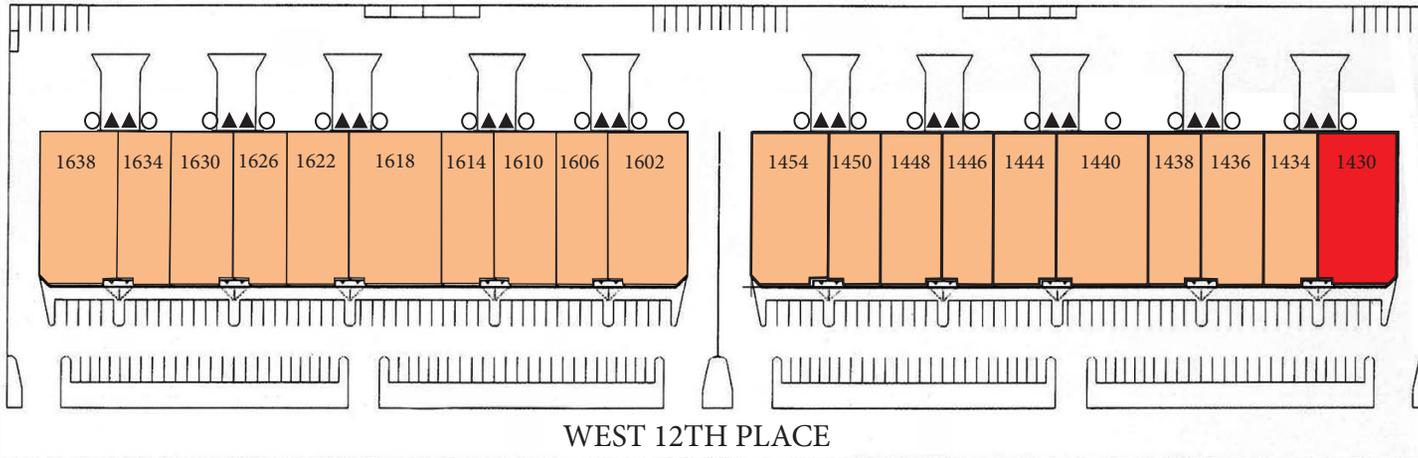
*The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Broker or landlord makes no representation as to the environmental condition of the property and recommends tenant's independent investigation.*

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## SITE PLAN



- ▲ DOCK HIGH (8' X 10')
- GRADE LEVEL (10' X 12')



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### AVAILABILITIES

■ AVAILABLE    ■ OCCUPIED

SUITE	SF	RATE (\$0.25 NNN)	BUILDOUT	NOTES	
1430	7,435	\$1.45	31%: Reception, 4 Offices, Conf. Room, Break Room, 3 Restrooms.	HVAC Warehouse   16'+ Clear 120/240v 3p (SRP can't confirm - ~400 amps)	

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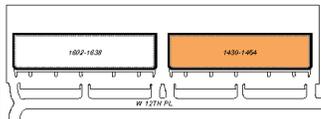
# 1430 W 12TH PLACE



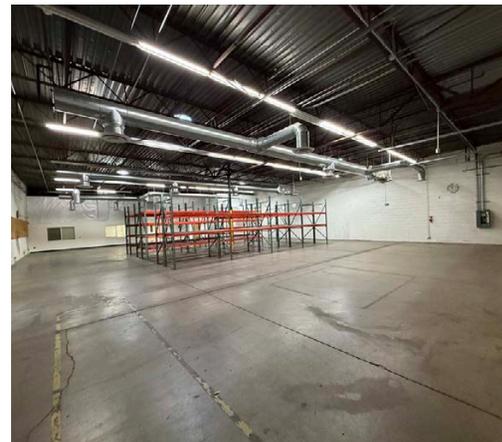
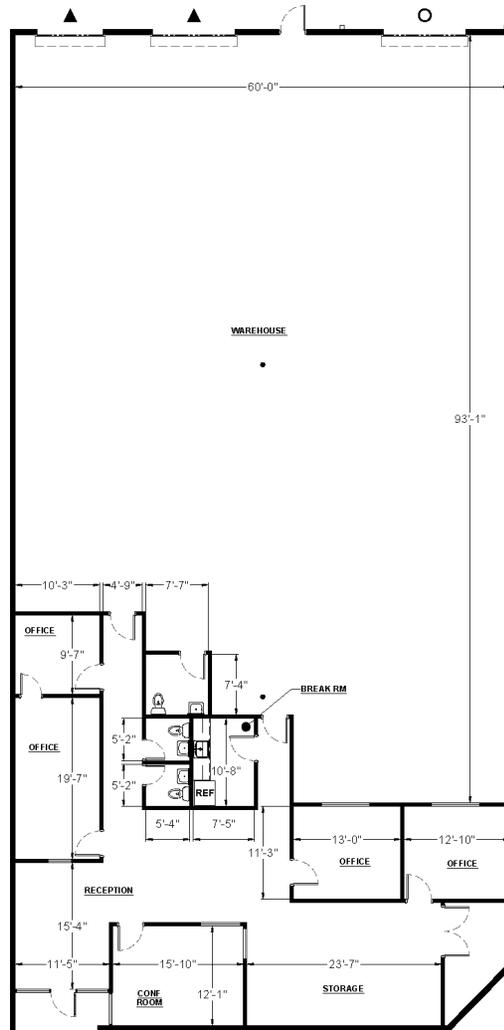
## SUITE DATA:

OFFICE	2,327 SF
AIC WAREHOUSE	5,108 SF
<b>TOTAL</b>	<b>7,435 SF</b>
CLEAR HEIGHT	17'-0" - 17'-6"
O GRADE LEVEL DOORS	1
▲ DOCK HIGH DOORS	2

## SITE KEY PLAN:



## BUILDING KEY PLAN:



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PHOTOS



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## AMENITIES & IMPROVEMENTS

