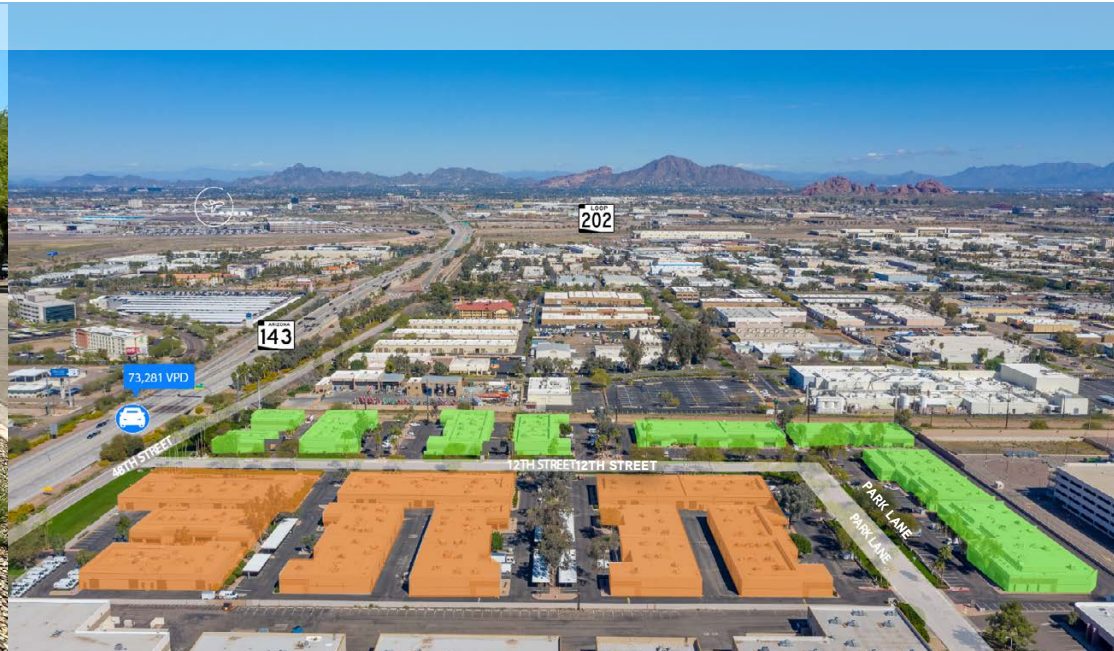


HOHOKAM BUSINESS PARK | TEMPE



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

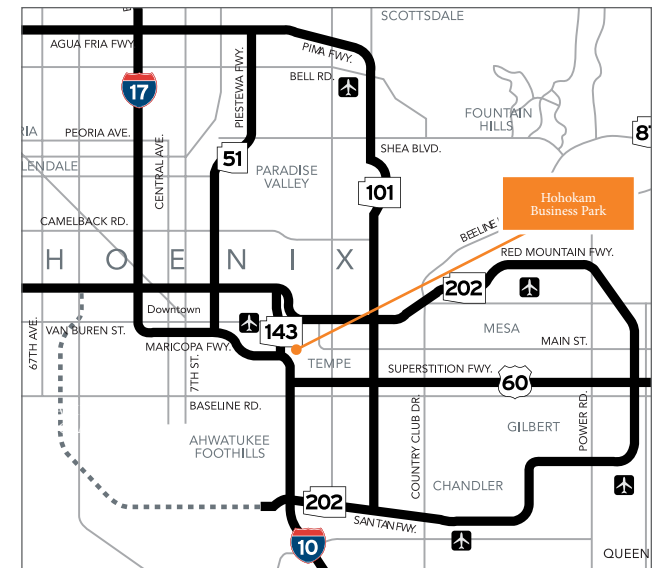
FOR MORE INFORMATION

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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



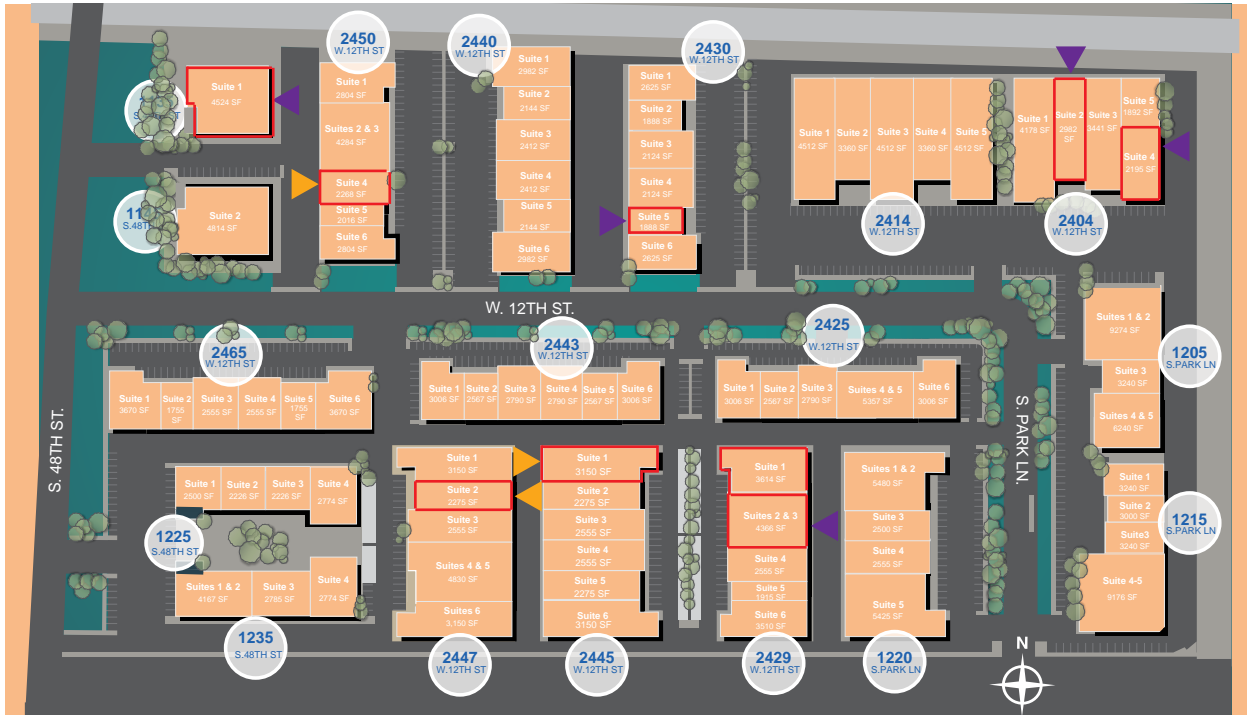
The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



HOHOKAM BUSINESS PARK

SITE PLAN

■ OCCUPIED
 AVAILABLE
 ▲ EVAP
 ▲ HVAC



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BUILDING	SUITE	SF	RATE \$0.35 NNN	OFFICE %	COMMENTS	
1135 S 48th St	1	4,524	\$1.45	20%: Large Reception, 1 Office, Kitchenette, 2 Restrooms	HVAC - 14' Clear Height - 2 Grade Doors 400 amps (up to 800 available)	
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, 4 Offices, Conf. Room, Break Room, Restroom	Evap - 16' Clear Height	

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HOHOKAM BUSINESS PARK
 1205-1220 SOUTH PARK LANE
 2404-2465 WEST 12TH STREET
 1135-1235 SOUTH 48TH STREET
 TEMPE 85281



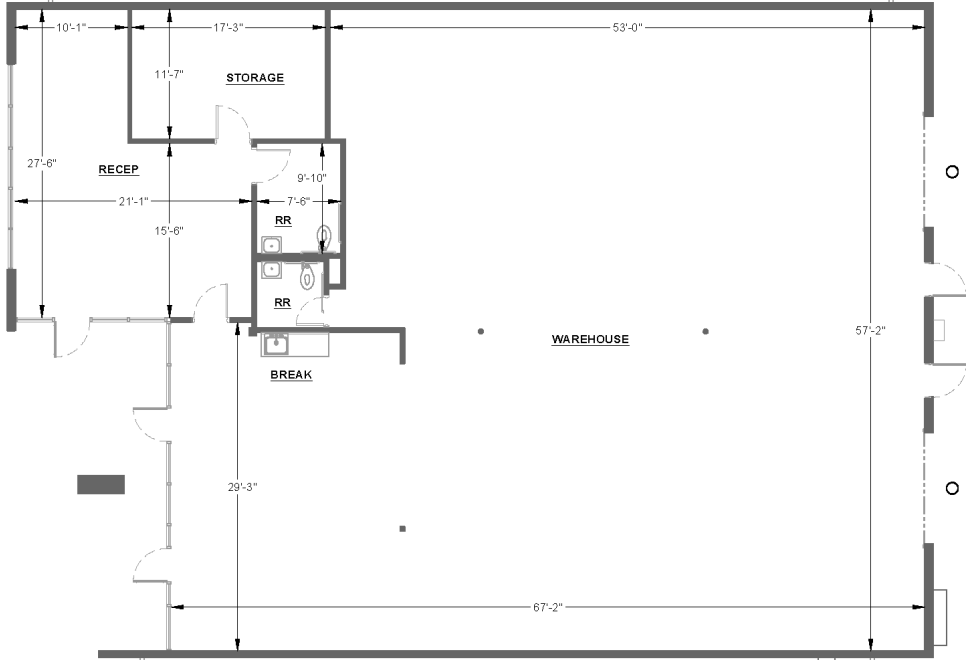
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1135 S 48TH ST, SUITE 1

±4,524 SF

\$1.45/SF + \$0.35 NNN



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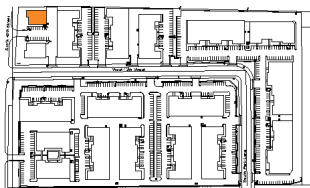
 PHOTOS

 VIRTUAL TOUR

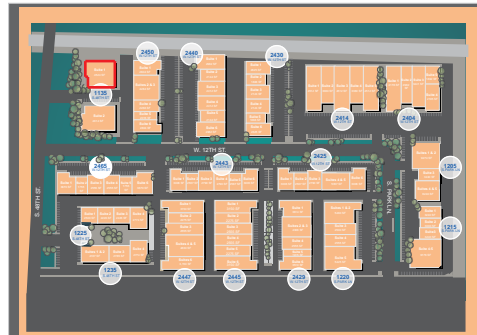
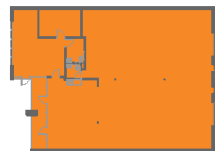
SUITE DATA:

OFFICE AREA	932 SF
WAREHOUSE AREA	3,592 SF
TOTAL SUITE AREA	4,524 SF
CLEAR HEIGHT	13'-6"
○ GRADE LEVEL DOORS	2

SITE KEY PLAN:



BUILDING KEY PLAN:



HOHOKAM BUSINESS PARK
1205-1220 SOUTH PARK LANE
2404-2465 WEST 12TH STREET
1135-1235 SOUTH 48TH STREET
TEMPE 85281



VANTAGE COMMERCIAL

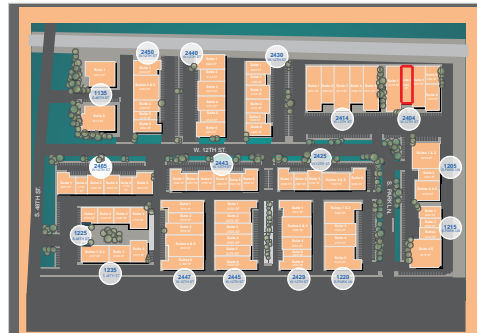
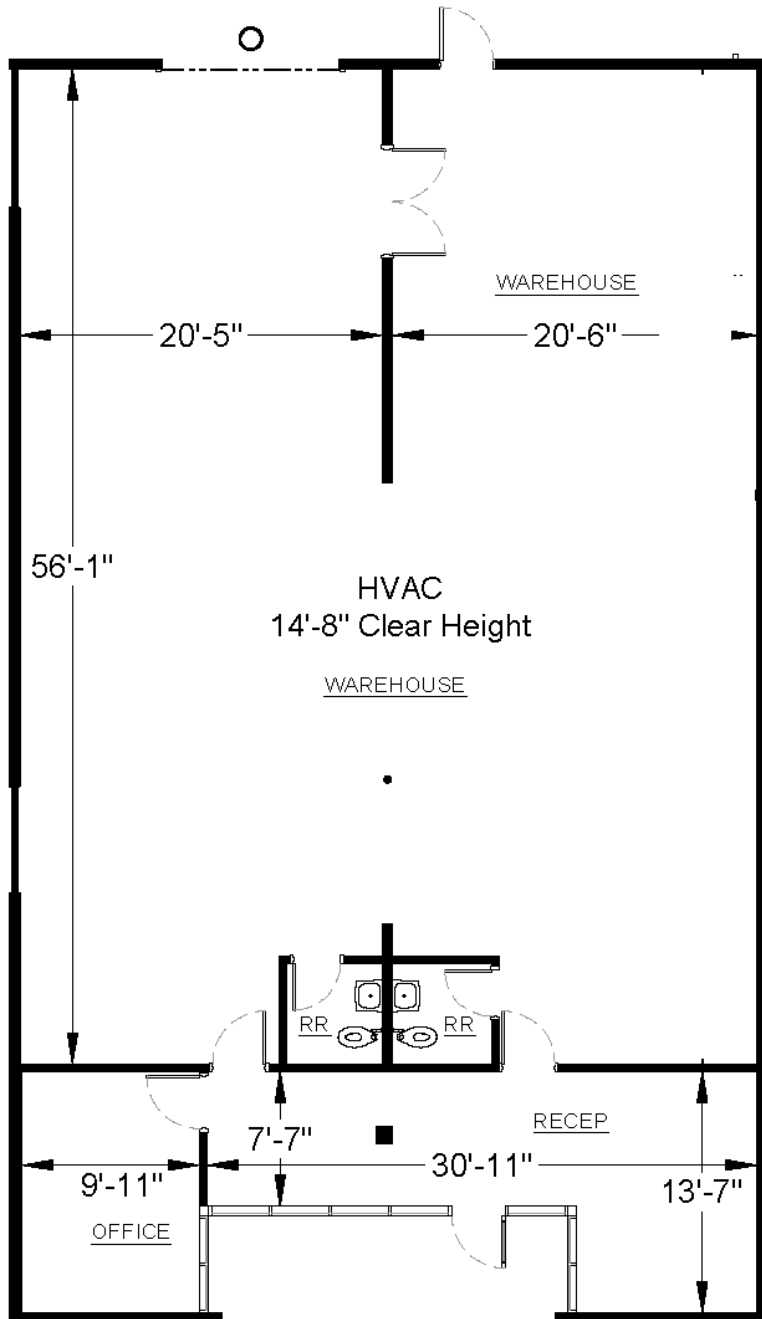


2404 W 12TH ST, SUITE 2

±2,982 SF

SPEC SUITE

\$1.40/SF + \$0.35 NNN



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1135-1235 SOUTH 48TH STREET
TEMPE 85281



VANTAGE COMMERCIAL

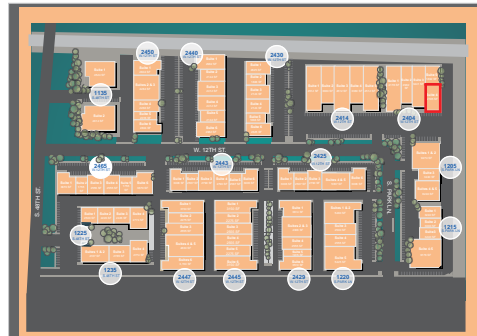
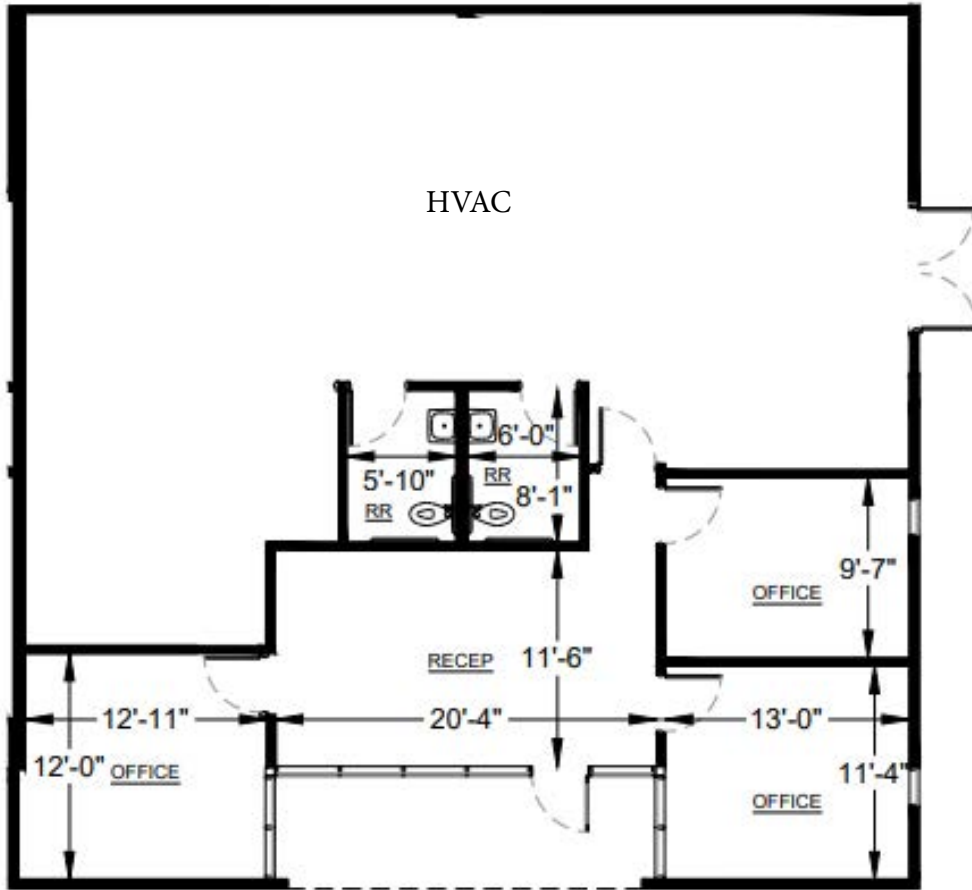


2404 W 12TH ST, SUITE 4

±2,195 SF

SPEC SUITE

\$1.40/SF + \$0.35 NNN



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1135-1235 SOUTH 48TH STREET
TEMPE 85281


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2429 W 12TH ST, SUITE 1

±3,614 SF

RENOVATIONS COMING

\$1.45/SF + \$0.35 NNN

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1135-1235 SOUTH 48TH STREET
TEMPE 85281



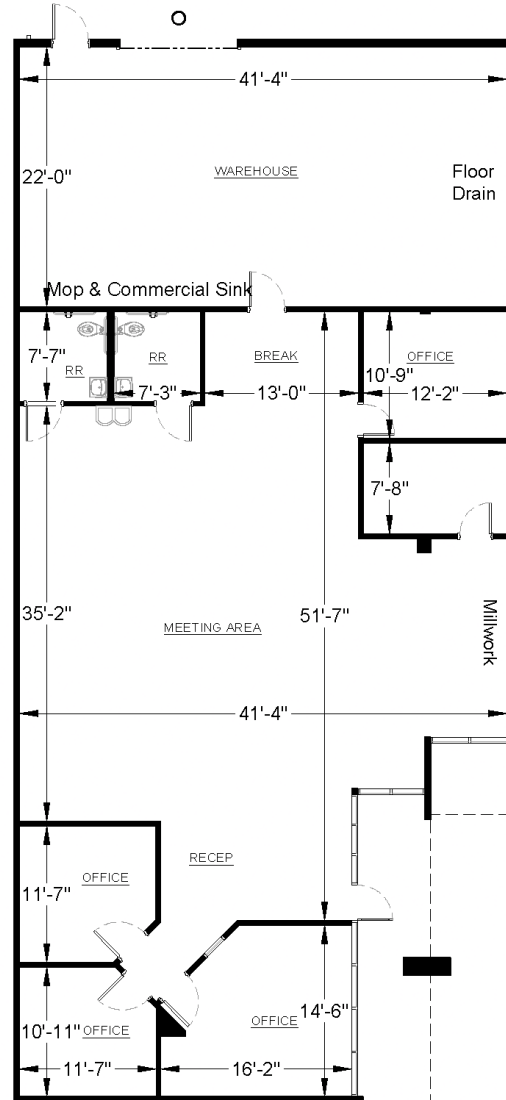
VANTAGE COMMERCIAL



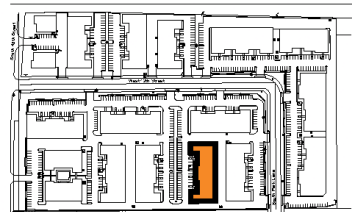
SUITE DATA:

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

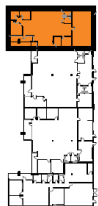
CLEAR HEIGHT	16'
○ GRADE LEVEL DOORS	1



SITE KEY PLAN:



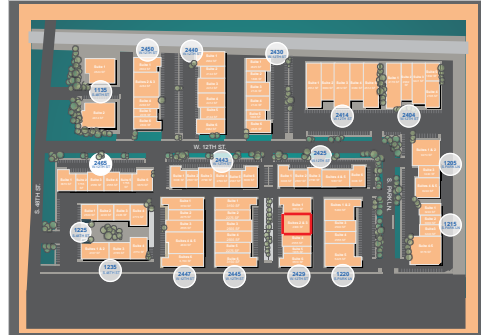
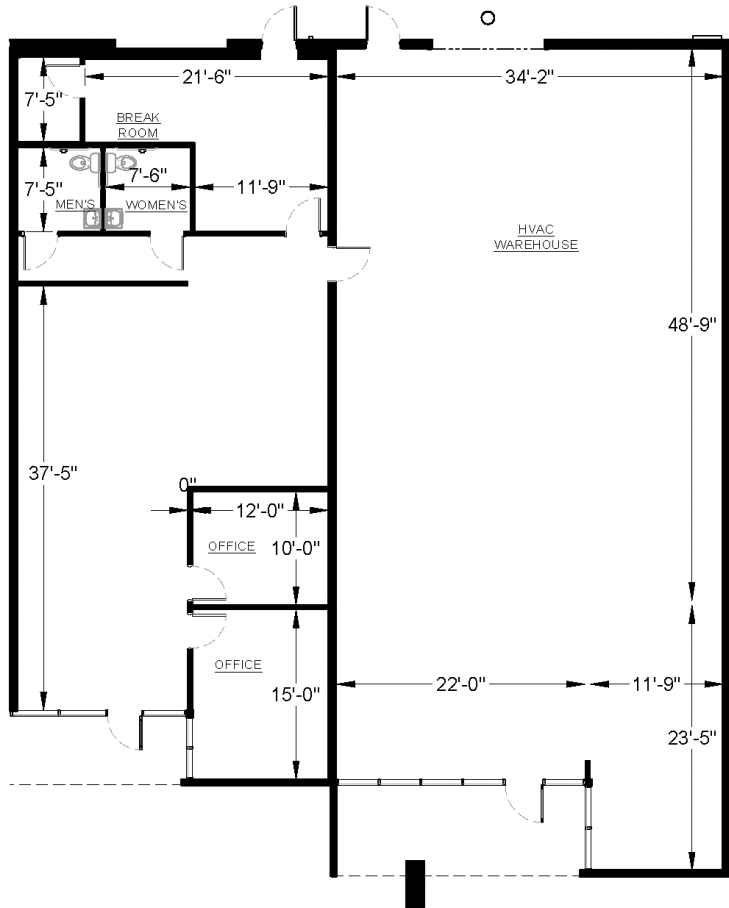
BUILDING KEY PLAN:



2429 W 12TH ST, SUITE 2&3

±4,366SF

\$1.45/SF + \$0.35 NNN



FOR MORE INFORMATION

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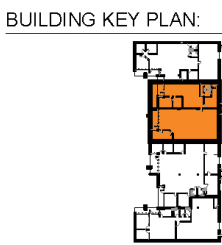
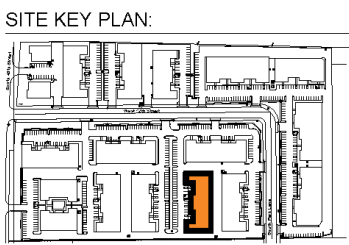
VANTAGE COMMERCIAL
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 PHOTOS

 VIRTUAL TOUR

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



HOHOKAM BUSINESS PARK
1205-1220 SOUTH PARK LANE
2404-2465 WEST 12TH STREET
1135-1235 SOUTH 48TH STREET
TEMPE 85281


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okm
CAPITAL
PARTNERS

2430 W 12TH ST, SUITE 5

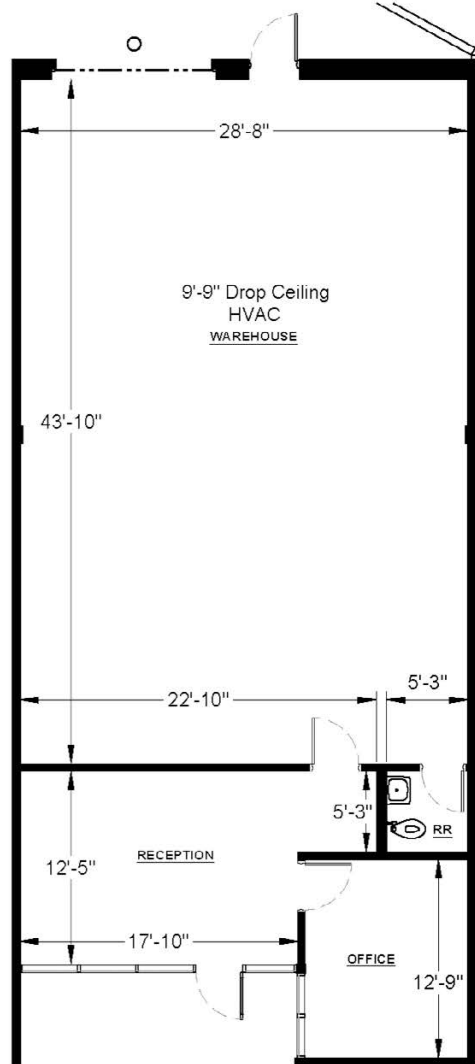
±1,882 SF

\$1.45/SF + \$0.35 NNN

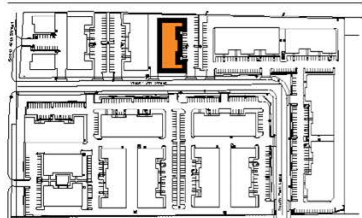
SUITE DATA:

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

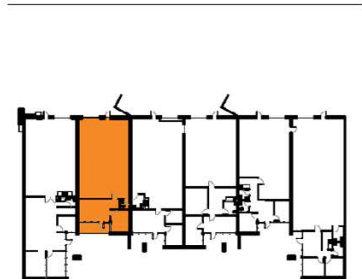
CLEAR HEIGHT
O GRADE LEVEL DOORS 1



SITE KEY PLAN:



BUILDING KEY PLAN:



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PHOTOS



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2404-2465 WEST 12TH STREET
1135-1235 SOUTH 48TH STREET
TEMPE 85281



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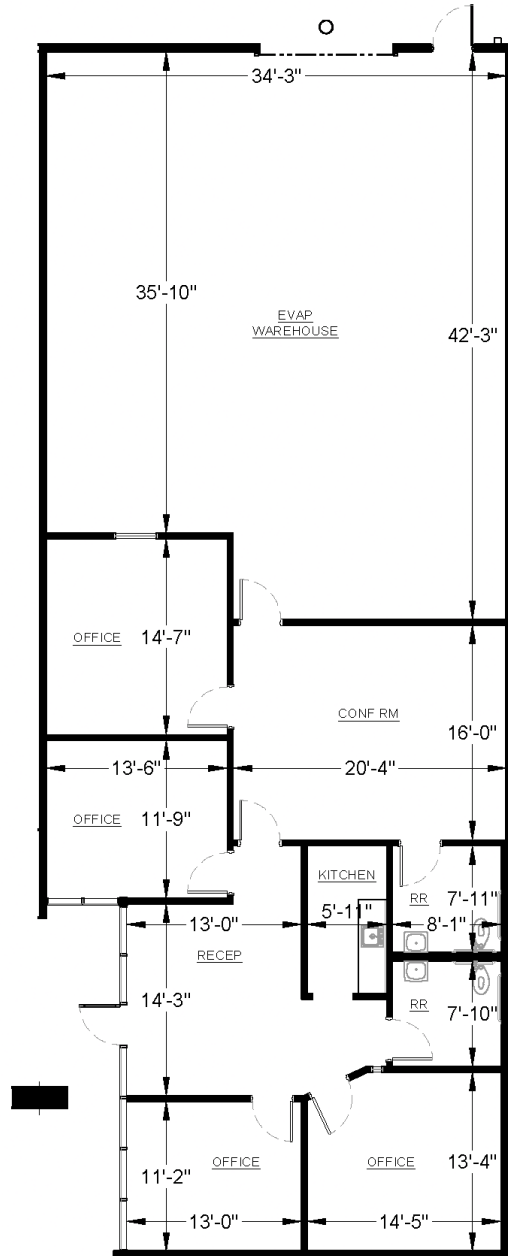
2445 W 12TH ST, SUITE 1

±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"
O GRADE LEVEL DOORS	1



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PHOTOS



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HOHOKAM BUSINESS PARK
1205-1220 SOUTH PARK LANE
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1135-1235 SOUTH 48TH STREET
TEMPE 85281



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2447 W 12TH ST, SUITE 2

±2,275 SF

SPEC SUITE

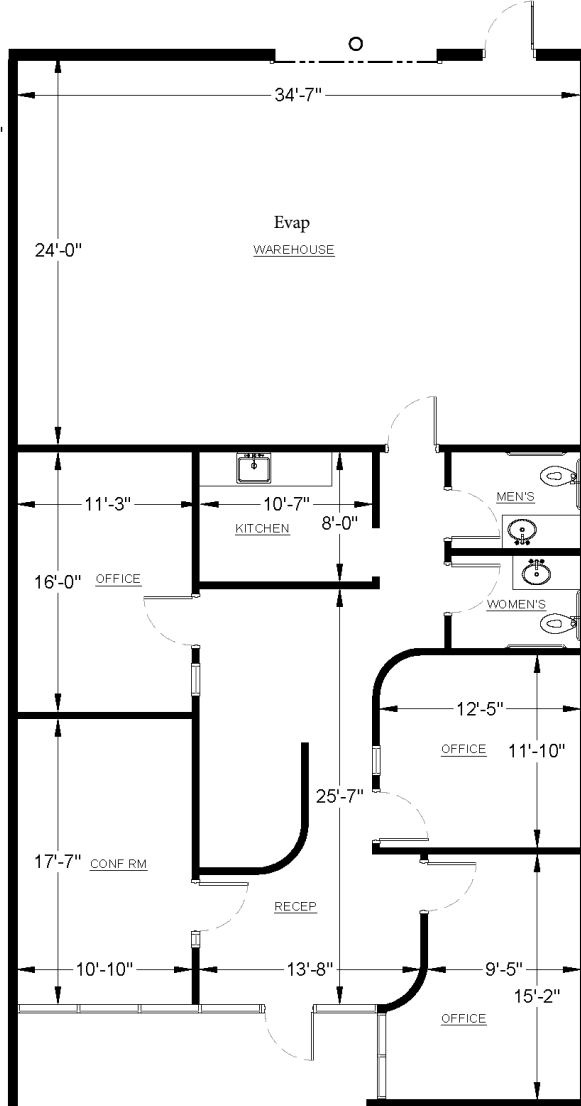
\$1.40/SF + \$0.35 NNN

SUITE DATA:

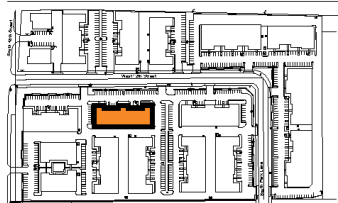
OFFICE AREA	1,418 SF
WAREHOUSE AREA	857 SF
TOTAL SUITE AREA	2,275 SF

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

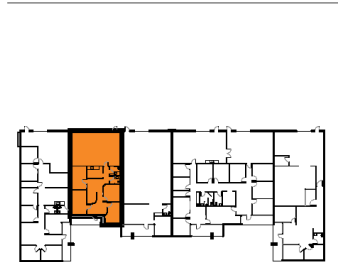
GRADE LEVEL DOORS 1
200 amps, 120-240v, 3P



SITE KEY PLAN:



BUILDING KEY PLAN:



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PHOTOS



VIRTUAL TOUR

HOHOKAM BUSINESS PARK
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2404-2465 WEST 12TH STREET
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2450 W 12TH ST, SUITE 4

±2,268 SF

\$1.45/SF + \$0.35 NNN

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 PHOTOS

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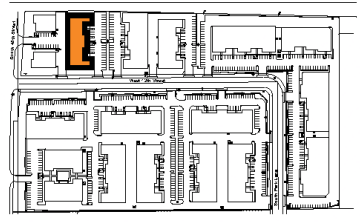
HOHOKAM BUSINESS PARK
1205-1220 SOUTH PARK LANE
2404-2465 WEST 12TH STREET
1135-1235 SOUTH 48TH STREET
TEMPE 85281



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:

