

2405

— W GENEVA DRIVE —
TEMPE, ARIZONA 85282



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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpi.az.com

PROPERTY SUMMARY

Address	2405 W Geneva Dr, Tempe, AZ 85282
For Sale	\$4,309,000
Land Parcel Size	±46,000 SF
Building Size	±17,236 SF
Industrial SF	15,512 SF
Office SF	3,447 SF
Year Built	1984
Zoning	I-2, Tempe
Power	1,600 AMPS, 120/208V <i>(per SRP)</i>
Parking Ratio	2.1/1,0000 SF (37 total spaces)

HIGHLIGHTS

- 20% Office Space
- Ample Parking
- Fully Sprinklered
- EVAP Cooled Warehouse
- Immediate Access to I-10 Freeway
- Nearby Access to I-10 via Broadway Road
- Amenities: Reception, 3 Offices, Conference Room, 2 Bull Pens, 3 Restrooms

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PRIME TEMPE INDUSTRIAL BUILDING FOR SALE WITH SECURE YARD

AVAILABLE FOR SALE

Positioned in the heart of Tempe, 2405 W Geneva Drive offers an excellent opportunity to acquire a ±17,236 SF industrial building on ±1.06 acres. With a secure yard, functional industrial features, and immediate I-10 access, the property is well positioned for an owner-user or investor.

Located within the growing Tempe and Greater Phoenix market, the property benefits from a strong employment base, expanding population, and excellent regional connectivity. Its central location provides convenient access to major freeways, surrounding businesses, and a large workforce, supporting long-term investment potential.



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FLOOR PLAN

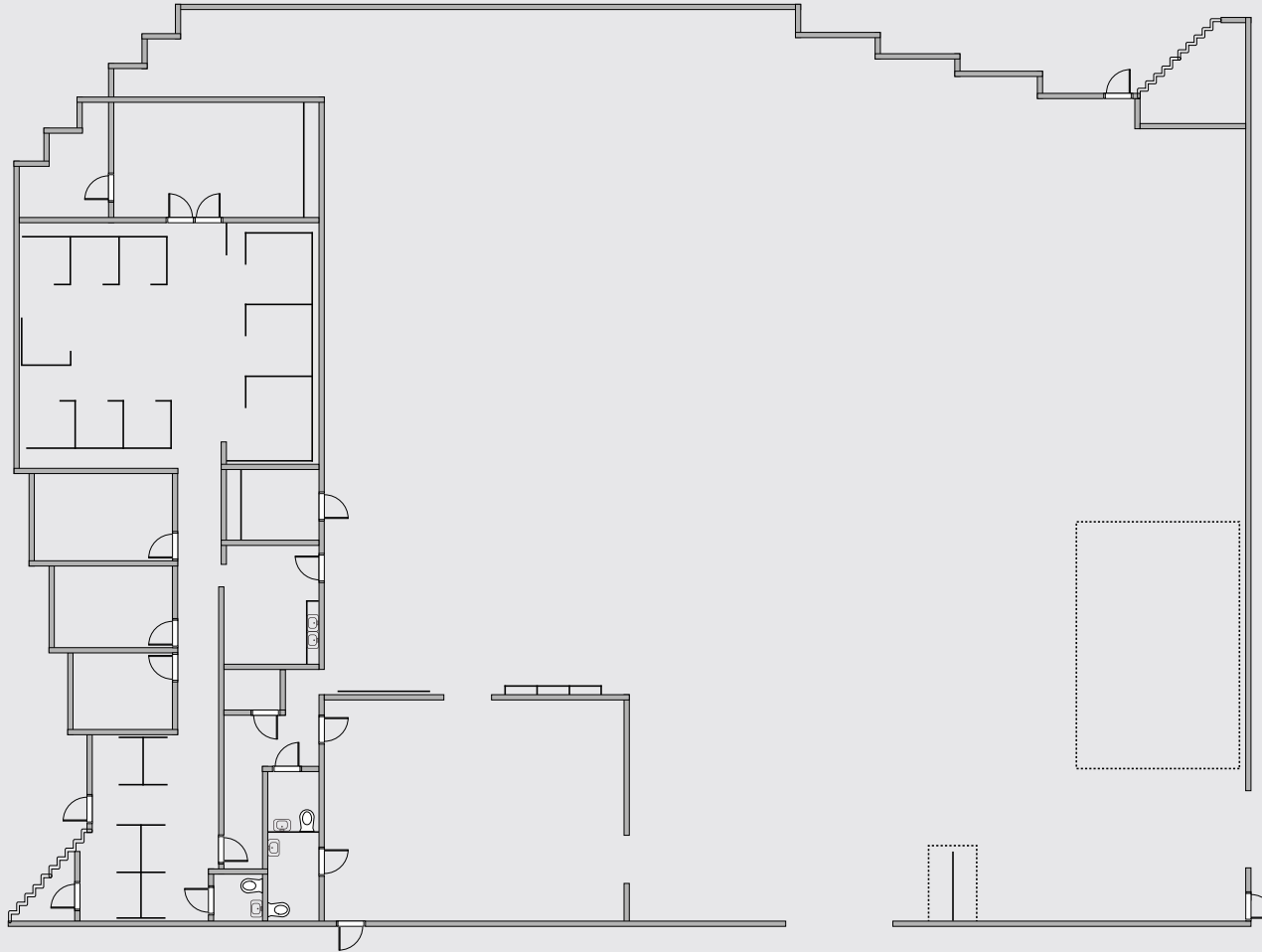
BUILDING SIZE
±17,236 SF

INDUSTRIAL SF SIZE
15,512 SF

OFFICE SIZE
3,447 SF



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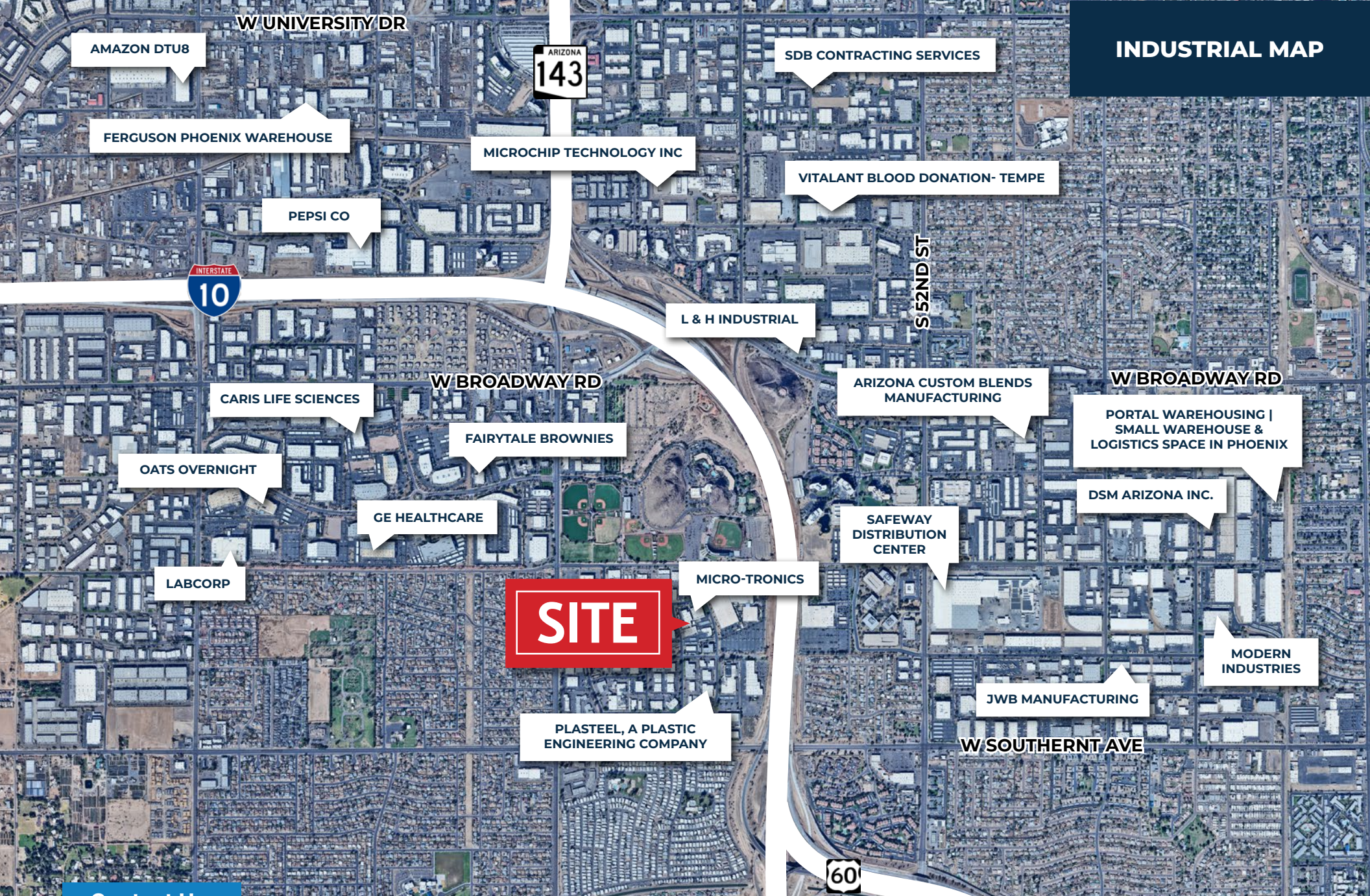


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INDUSTRIAL MAP



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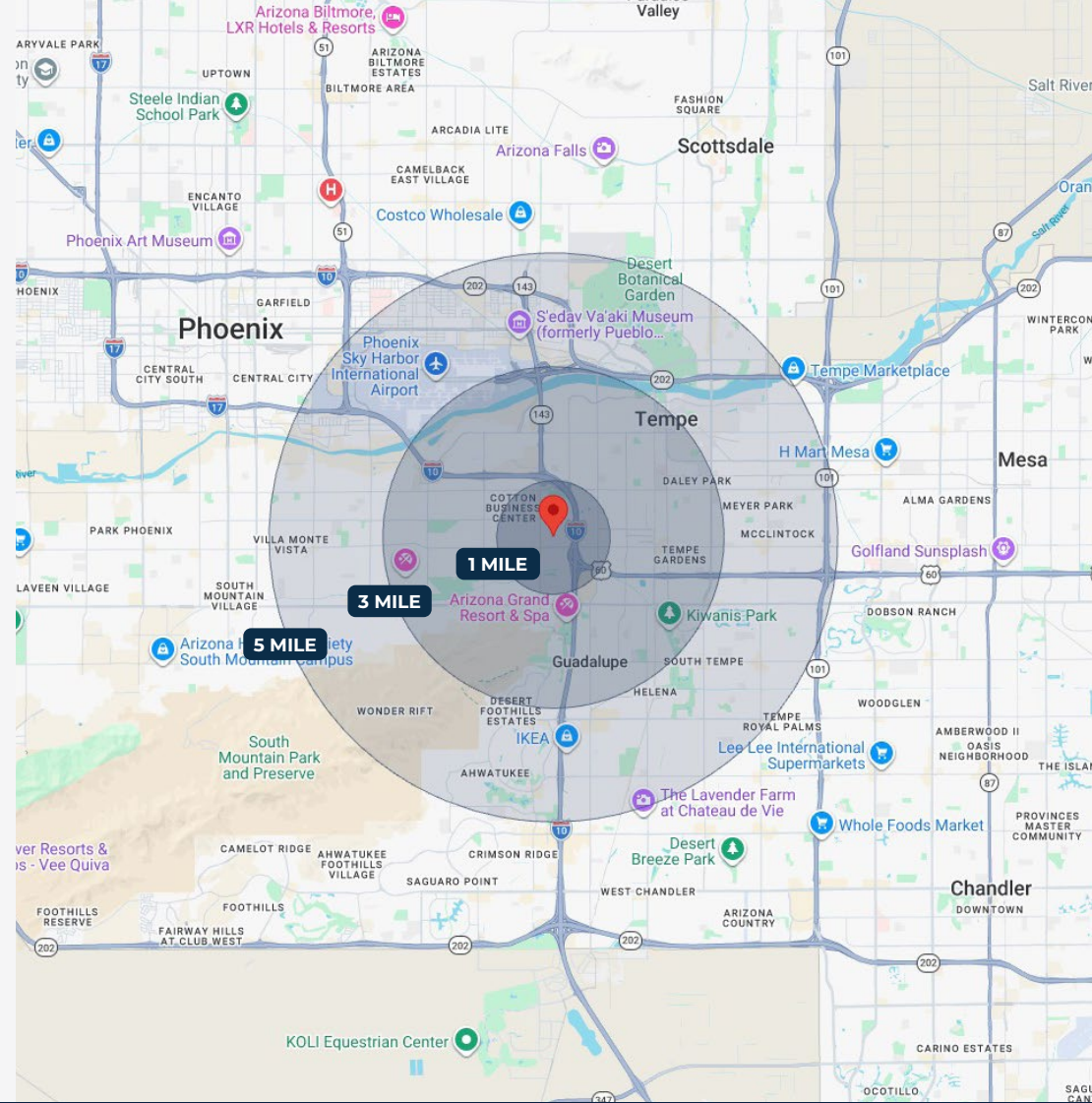
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Demographics

	1 Mile	3 Miles	5 Miles
2025 Population	12,567	109,734	292,016
Annual Growth 2020 - 2025	-0.7%	0.7%	0.7%
2025 Households	4,570	42,619	116,651
Median Age	34.9	32.3	33.1
Bachelor's Degree or Higher	23%	35%	37%
Avg HH Income	\$86,315	\$91,384	\$98,006
Total Consumer Spending	\$136.4M	\$1.2B	\$3.5B
Daytime Employment	8,893	110,861	205,285
Businesses	602	7,853	17,421
Median Home Value	\$271,465	\$399,368	\$439,461



For More Information, Please Contact:

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