



~2 ACRE
YARD/OUTDOOR STORAGE

INDUSTRIAL OUTDOOR STORAGE YARD AND BUILDINGS FOR LEASE

1107 - 1121 W RANCH RD | TEMPE, AZ 85284

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OFFERING DETAILS

LEASE RATE:

Call Broker for Details

TOTAL BUILDING SIZE:

±16,910 SF
Office SF: ±6,170 SF (Per Plans)
Warehouse SF: ±10,740 SF
(Per ALTA Survey)

LOT SIZE:

±150,674 SF (±3.46 AC)

ZONING:

GID, Tempe 

PARCEL:

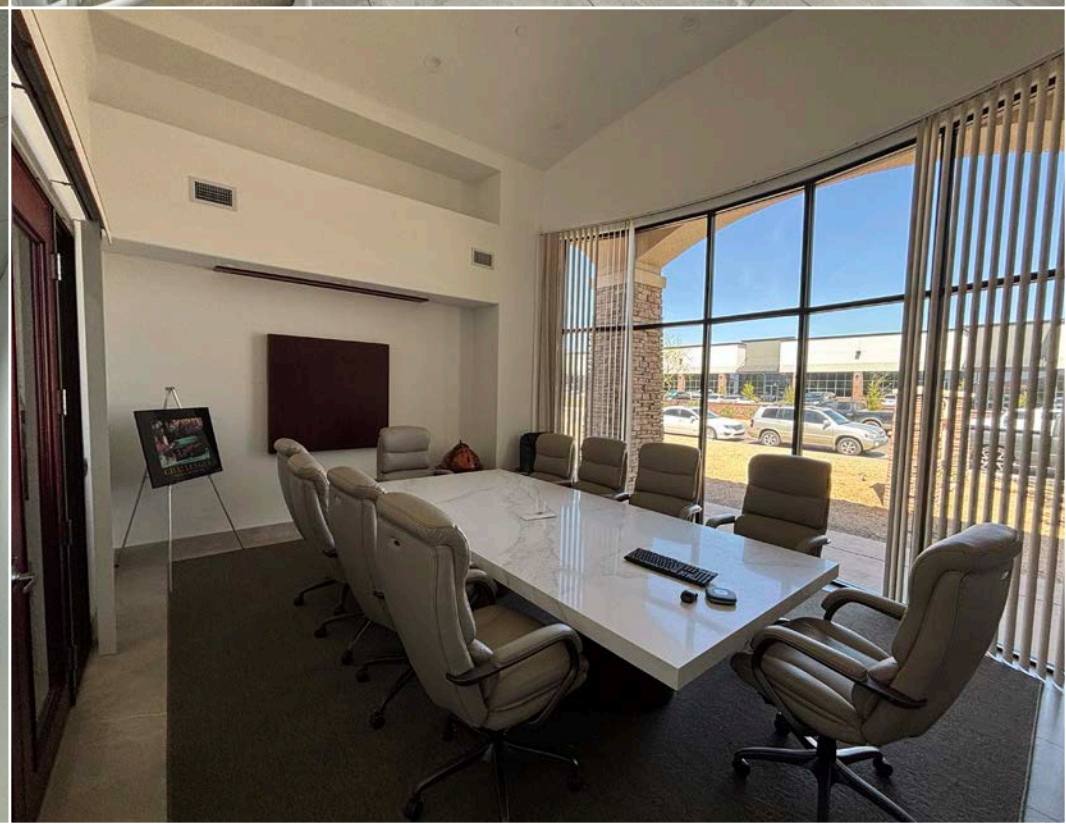
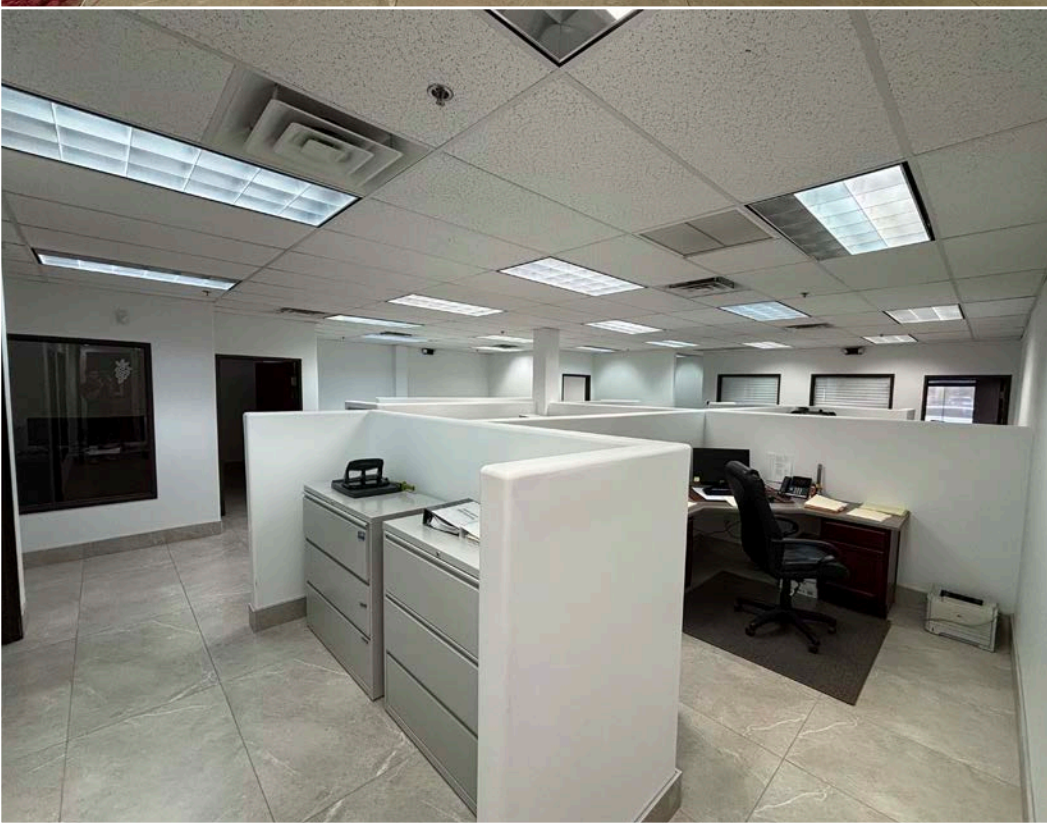
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PROPERTY HIGHLIGHTS

- **AVAILABLE 11/01/2025**
- Block construction
- Crushed asphalt to be installed in yard
- Fire sprinklers
- 16.3' clear height in warehouse
- Seven (7) grade level doors (14' W x 12' H)
- 1 truckwell with (14' W x 12' H) door
- Power: 600A 277/480V (Tenant to confirm)
- Fully remodeled office
- Partially paved yard
- Fenced yard with automatic gate
- Camera system throughout
- Central location with easy access to entire valley
- Only about 0.5 mile from I-10 Freeway
- Electrical: 625 Amps, 277/480V, 3-Phase



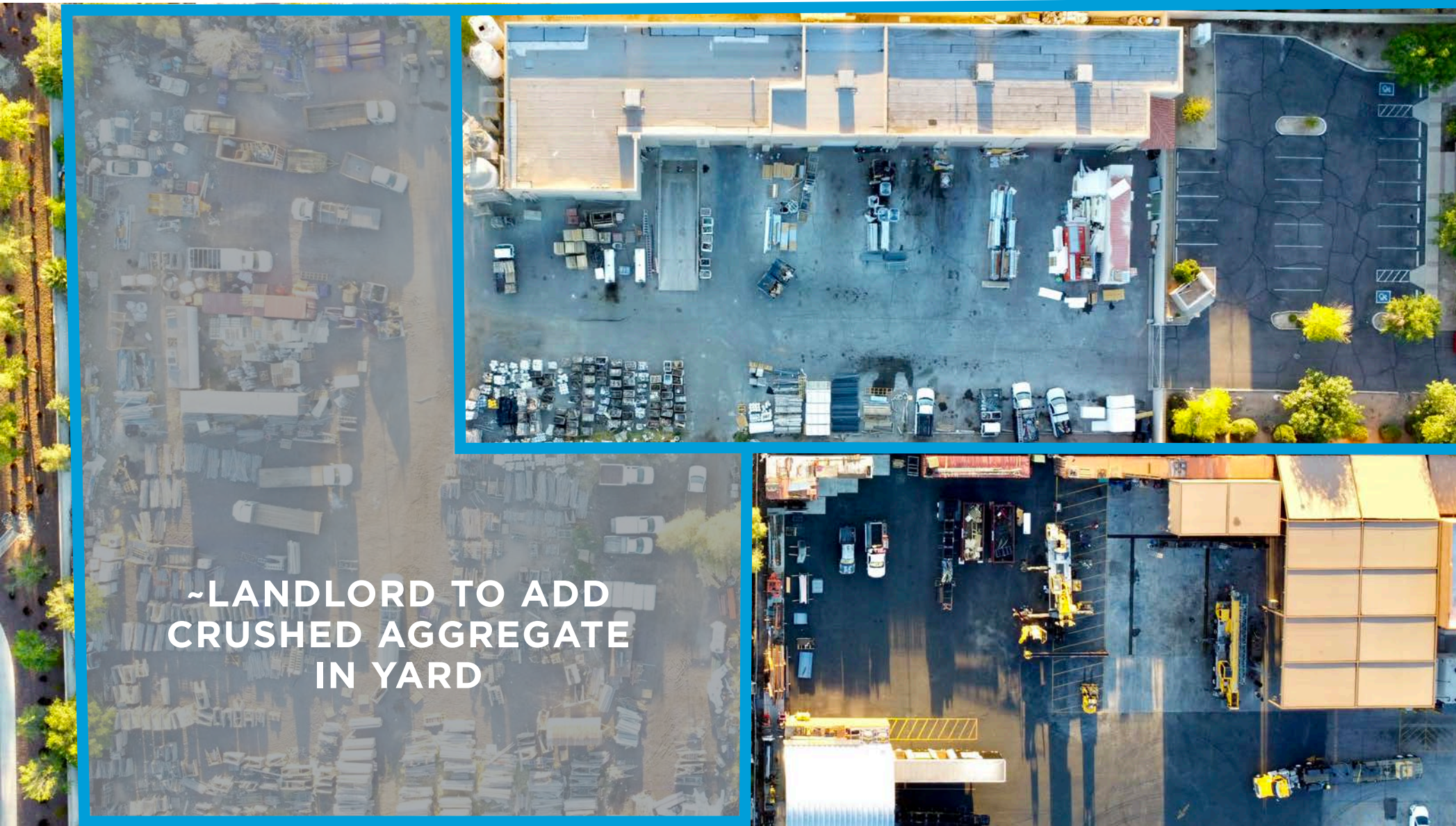
OFFICE PHOTOS



WAREHOUSE PHOTOS



PLANNED IMPROVEMENTS



~LANDLORD TO ADD
CRUSHED AGGREGATE
IN YARD

AERIAL OVERVIEW



DAIKIN

INTERSTATE
10

N KYRENE RD

N RURAL RD

N MCCLINTOCK RD

AutoZone
HONDA
TOYOTA
KIA
MIDAS
HYUNDAI
Jeep
CHRYSLER
COBBLESTONE
CAR WASH
NISSAN
RAM

Walmart
LIFETIME
FITNESS
Coca-Cola
MAIN EVENT
COSTCO
WHOLESALE
IKEA

HUSS
BREWING CO.
ARIZONA
GRAINGER

SITE

ARIZONA TILE

W WARNER RD

CITY OF TEMPE

W RAY RD

CITY OF CHANDLER

E CHANDLER BLVD

AHWATUKEE

The UPS Store
WELLS
FARGO
CIRCLE K
MOUNTAIN
SIDE
FITNESS
AMC
THEATRES
SPROUTS
FARMERS MARKET
target
BEST BUY

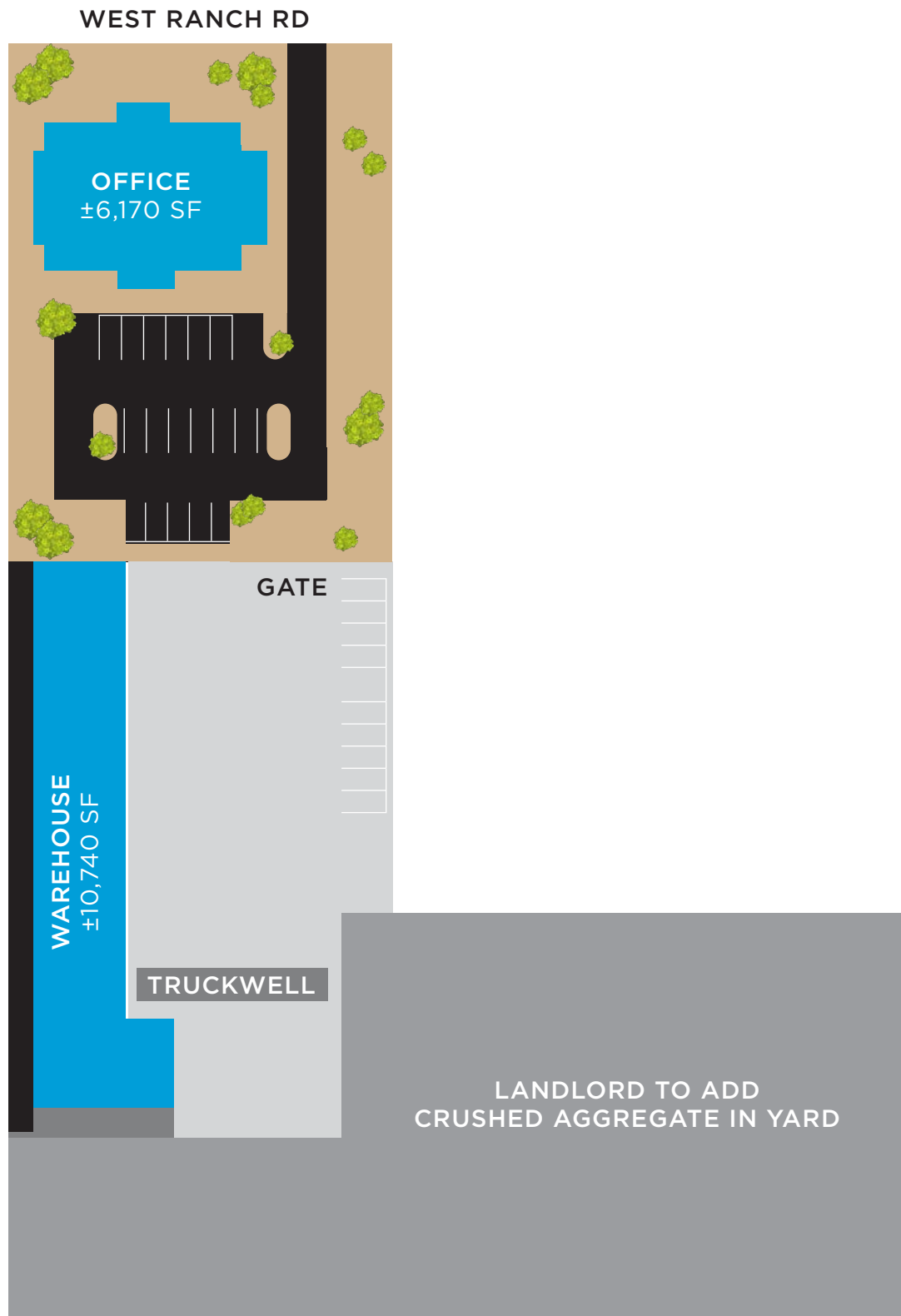
SAFeway
TRADER JOE'S

Bashas'

SPORTSMAN'S
WAREHOUSE
REI
CO-OP
THE HOME
DEPOT
Sam's
CLUB



SITE PLAN



DEMOGRAPHICS



POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|------|--------|---------|---------|
| 2024 | 7,164 | 103,457 | 239,912 |
| 2029 | 7,671 | 111,147 | 257,823 |



HOUSEHOLDS

| | 1 MILE | 3 MILES | 5 MILES |
|------|--------|---------|---------|
| 2024 | 2,889 | 42,234 | 96,033 |
| 2029 | 3,095 | 45,421 | 103,302 |



AVERAGE H.H. INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|------|-----------|-----------|-----------|
| 2024 | \$135,113 | \$114,451 | \$108,415 |



MEDIAN H.H. INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|------|-----------|----------|----------|
| 2024 | \$121,068 | \$91,002 | \$85,994 |



EMPLOYEES

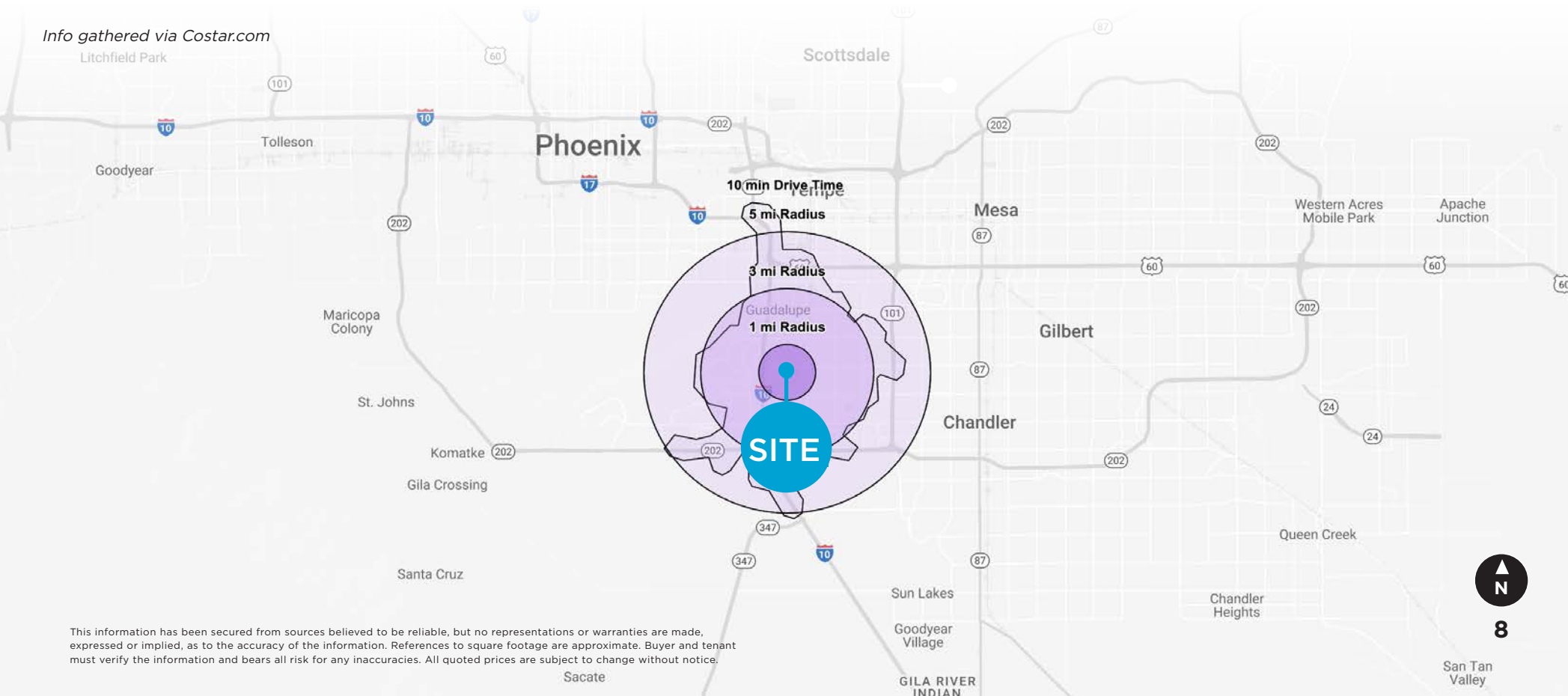
| | 1 MILE | 3 MILES | 5 MILES |
|------|--------|---------|---------|
| 2024 | 12,245 | 66,608 | 142,941 |



BUSINESSES

| | 1 MILE | 3 MILES | 5 MILES |
|------|--------|---------|---------|
| 2024 | 776 | 6,076 | 13,189 |

Info gathered via Costar.com
Litchfield Park



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

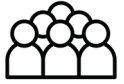
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TEMPE CITY OVERVIEW

LEV ROSE
COMMERCIAL REAL ESTATE

TCN
COMMERCIAL REAL ESTATE SERVICES



185K +
TOTAL POPULATION



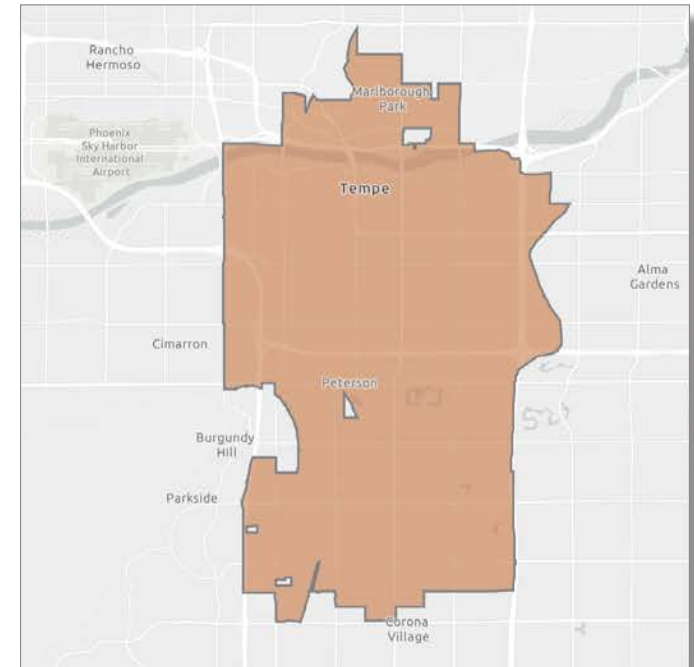
\$91K +
AVG HH INCOME

ACCESSIBLE LOCATION

Tempe is situated in the heart of the Valley and just 10 minutes from Phoenix Sky Harbor International Airport. The city is a top technology center in Arizona and a leading choice for major corporations. Primary city initiatives focus on transportation, accessibility, sustainability, quality of life, inclusivity, and more. There are over 210,000 employees in Tempe and Arizona State University employs the majority of daytime employees.

DIVERSE COMMUNITY

Tempe is a vibrant and active community. Home to Tempe Town Lake, Tempe Center for the Arts, Historic Mill Avenue, PAC 12 Sports, and the oldest comedy club in Arizona, Tempe Improv. With over 40 events and festivals in our downtown and lake district you can find something fun and relaxing to do any time you want. Tempe is the most walkable and bikeable city in the Valley, with hundreds of miles of bike lanes and pedestrian corridors.



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