



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

±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:

301-60-048C

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

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.



OFFICE PHOTOS



WAREHOUSE PHOTOS



PLANNED IMPROVEMENTS

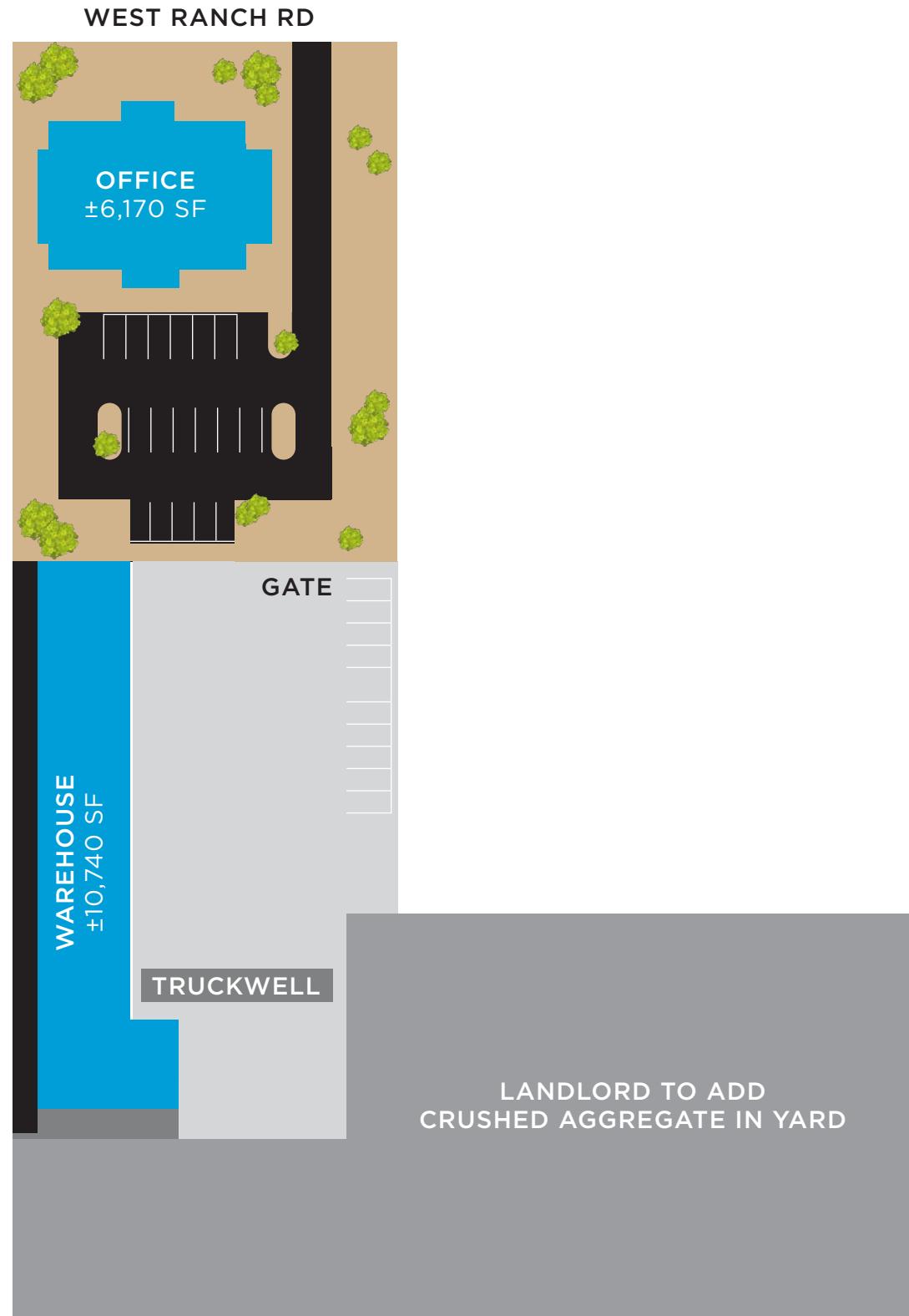


~LANDLORD TO ADD
CRUSHED AGGREGATE
IN YARD

AERIAL OVERVIEW



SITE PLAN



DEMOGRAPHICS

LEV/ROSE
COMMERCIAL REAL ESTATE

TCN
WORLDWIDE
REAL ESTATE SERVICES



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

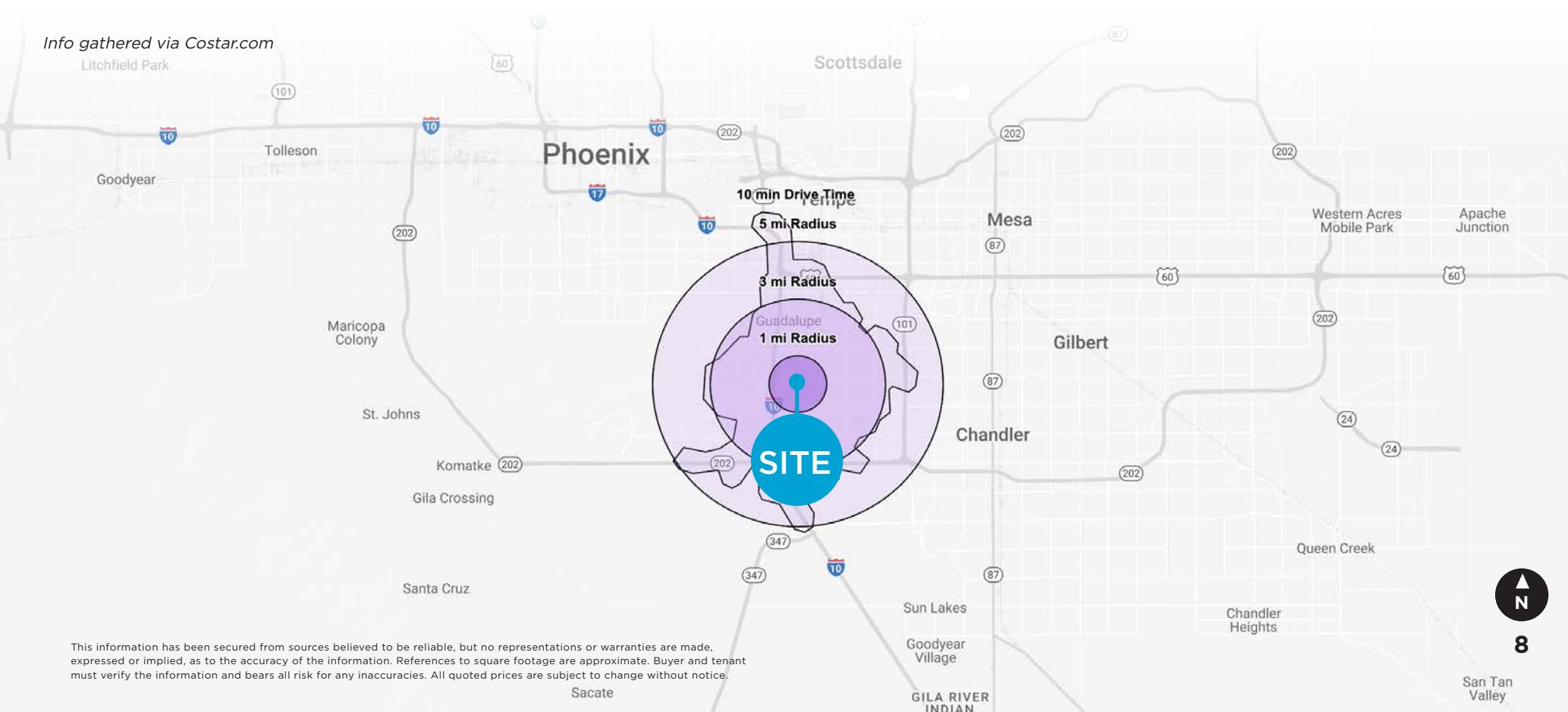
	1 MILE	3 MILES	5 MILES
2024	12,245	66,608	142,941



BUSINESSES

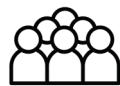
	1 MILE	3 MILES	5 MILES
2024	776	6,076	13,189

Info gathered via Costar.com



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185K +
TOTAL POPULATION



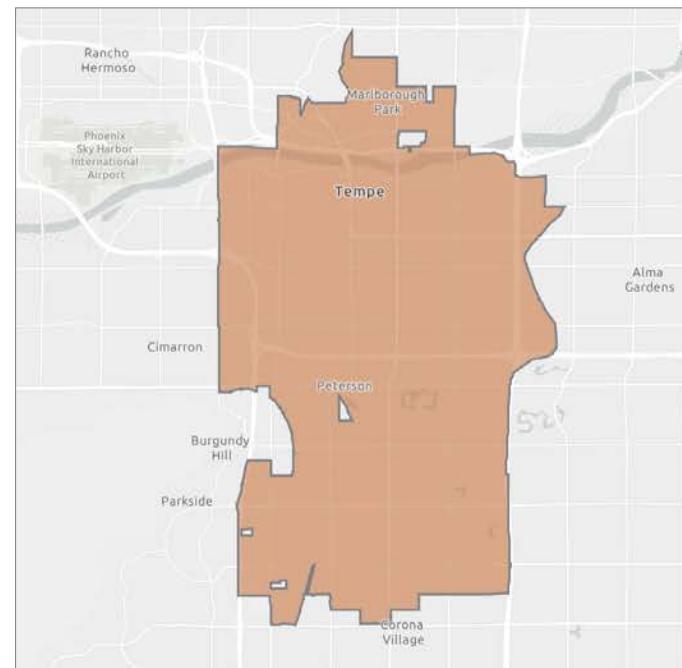
\$91K +
AVG HH INCOME

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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