

INDUSTRIAL OUTDOOR
STORAGE AND BUILDINGS

FOR LEASE

1107 - 1121 W RANCH RD
TEMPE, AZ 85284

CONTACT INFORMATION

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±2 AC YARD/
OUTDOOR STORAGE

NEW OWNERSHIP:


WREN
Capital

LEVROSE
COMMERCIAL REAL ESTATE



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PROPERTY DETAILS

LISTING ADDRESS	1107 - 1121 W Ranch Rd Tempe, AZ 85284
LEASE RATE	\$47,500/Mo NNN (OpEx: \$4,501.62) Office: \$10,000/Mo Warehouse: \$14,000/Mo Yard: \$23,500/Mo **Can be leased separate
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	301-60-048C



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PROPERTY SUMMARY

HIGHLIGHTS

- Block construction
- New asphalt and crushed aggregate 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
- Fenced yard with automatic gate
- Lighting throughout yard
- Camera system throughout
- Central location with easy access to entire valley
- Only about 0.5 mile from I-10 Freeway



OFFICE PHOTOS

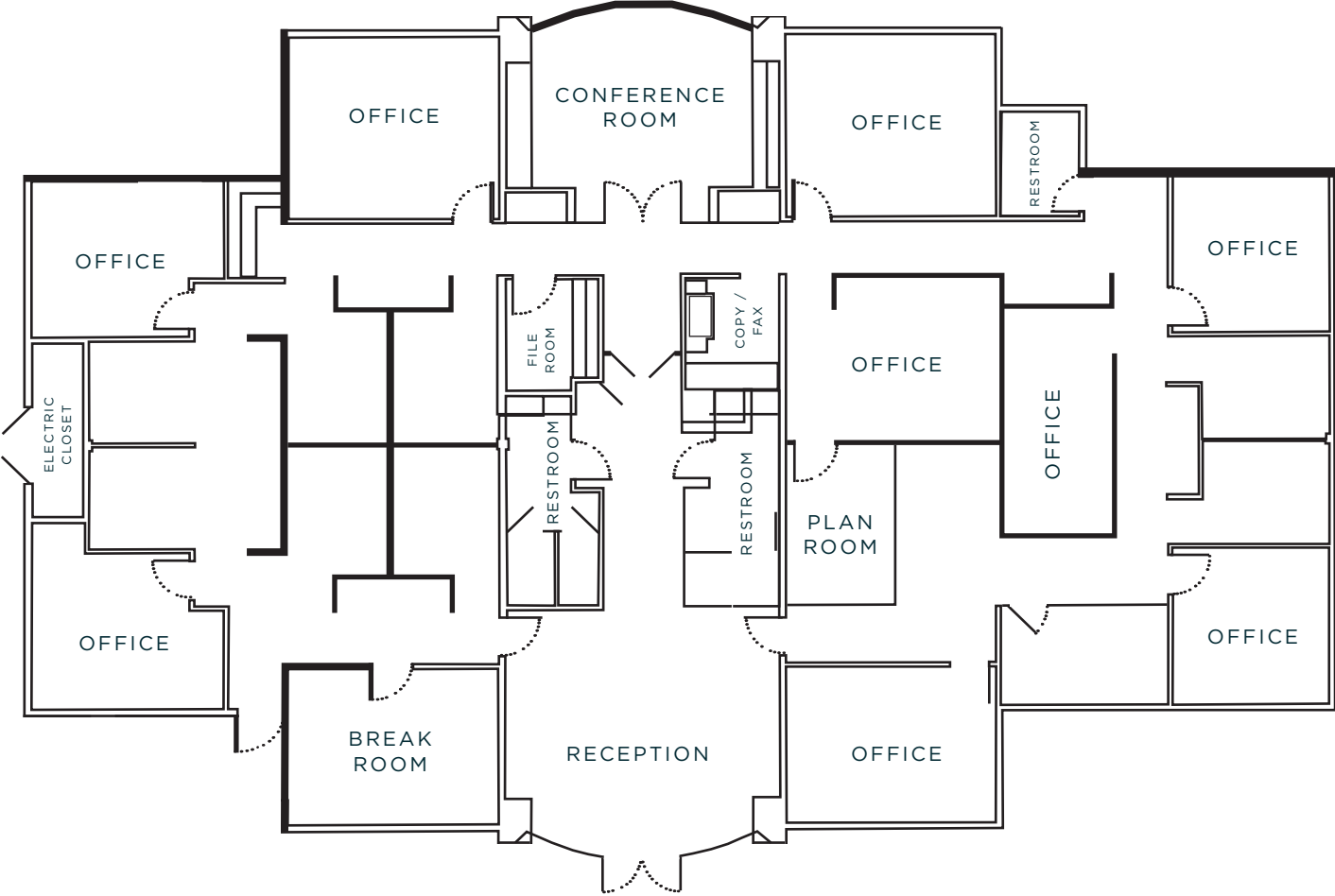


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WAREHOUSE PHOTOS



OFFICE FLOORPLAN



WAREHOUSE FLOORPLAN



 = GRADE LEVEL DOOR

 = TRUCKWELL



PHX
PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT

PillPack
by amazon pharmacy
WASTE MANAGEMENT
amazon
DriveTime
ASM
PARKER & SONS
PEPSICO
ZipRecruiter
COWING
OUTDOOR SUPPLY
OnTrac
ASPEN UNIVERSITY

ASU

Harkins THEATRES
ROSS DRESS FOR LESS
Rack
Marshall's
Target
BEST BUY
sams club

LOOP 202
CINEMARK
CIRCLE K
Chick-fil-A
ROSS DRESS FOR LESS
LAIFITNESS
Walmart
Starbucks
Go Go Sips

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

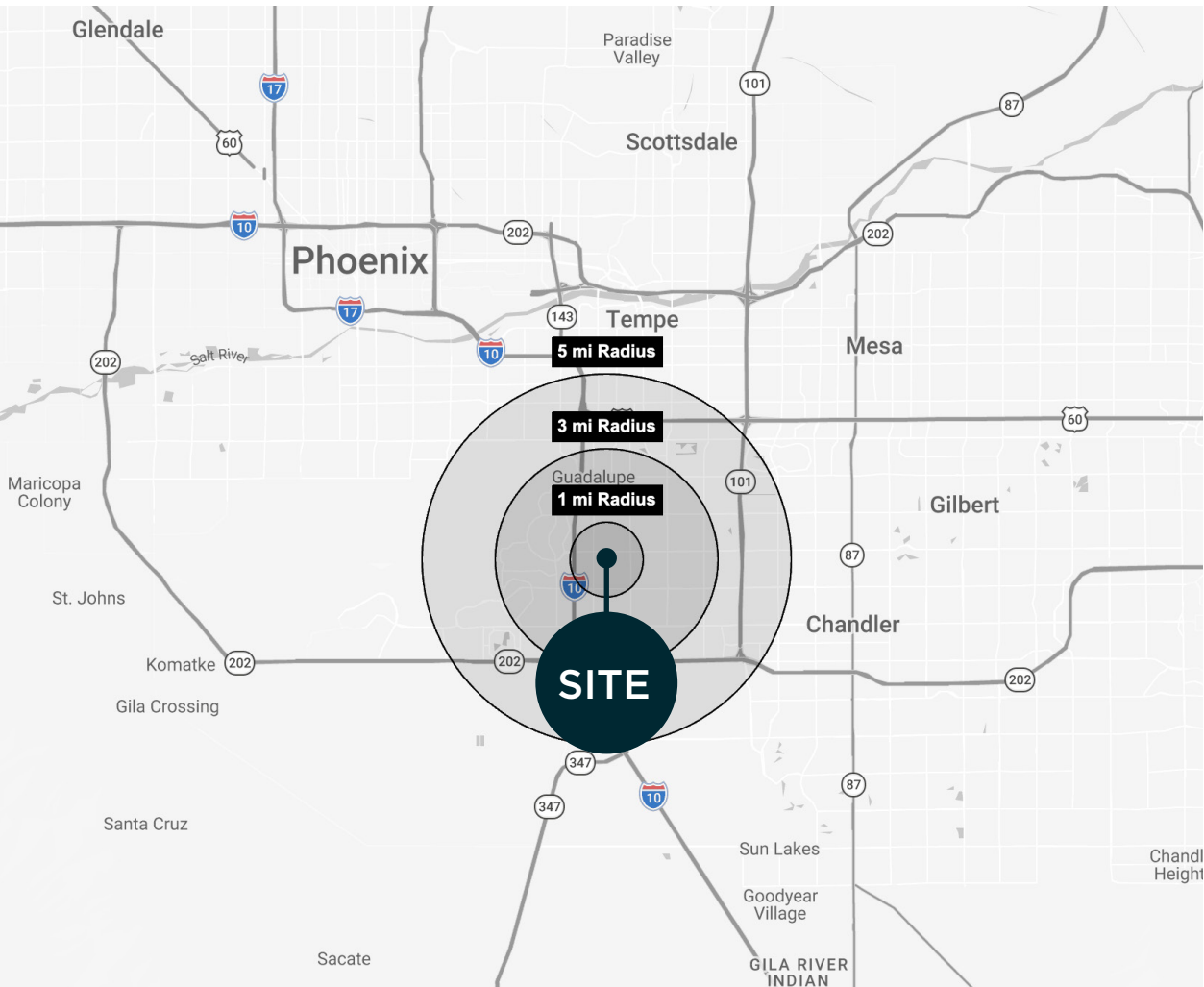
The UPS Store
WELLS FARGO
CIRCLE K
MOUNTAIN SIDE FITNESS
amc THEATRES
SPROUTS FARMERS MARKET
target
BEST BUY

SITE

Edward Jones
MAKING SENSE OF INVESTING
iridium
connected
ASU
RESEARCH PARK

SPORTSMAN'S WAREHOUSE
REI COOP
THE HOME DEPOT
Sam's CLUB

DEMOGRAPHICS



*2025 Statistics from Costar.com

POPULATION

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

HOUSEHOLDS

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

AVERAGE INCOME

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

MEDIAN HOME VALUE

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

EMPLOYEES

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

BUSINESSES

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

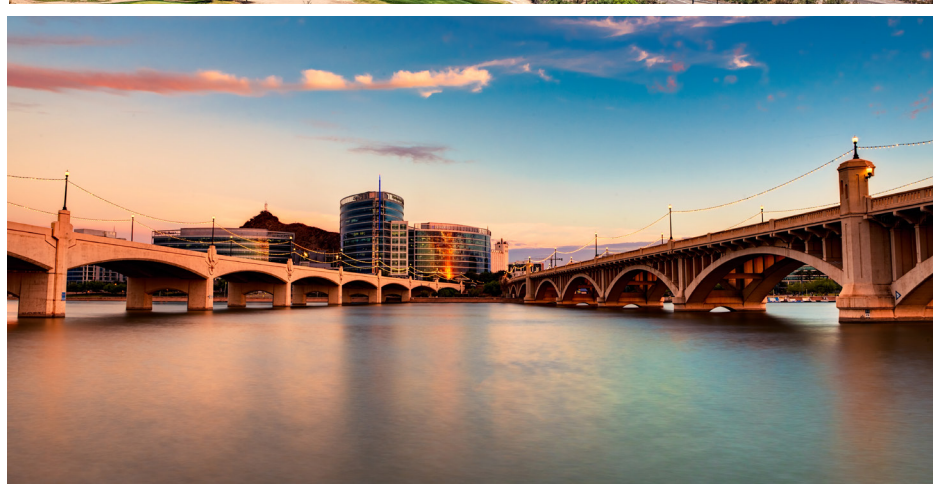
TEMPE CITY OVERVIEW

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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