

# HOHOKAM BUSINESS PARK | TEMPE



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

## FOR MORE INFORMATION

Golden St. John  
602.692.7615  
Golden@Vantage-Commercial.com

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www.vantage-commercial.com

## 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<br>\$0.35 NNN | OFFICE %  | COMMENTS  |
|----------------|-------|-------|--------------------|---|---|
| 1135 S 48th St | 1     | 4,524 | \$1.45             | 20%: Large Reception, Conf. Room or Bullpen, Kitchenette, 2 Restrooms | HVAC - 14' Clear Height<br>400 amps - 2 Grade Level Doors         |
| 2404 W 12th St | 2     | 2,982 | \$1.40             | 15%: Reception, 1 Office, 2 Restrooms                                 | HVAC - 14'-8" Clear Height<br>200 amps, 120-240v                  |
| 2404 W 12th St | 4     | 2,195 | \$1.40             | 40%: Reception, 3 Offices, 2 Restrooms                                | HVAC - 15'-6" Clear Height<br>*No Grade Level - Double Door Only* |
| 2440 W 12th St | 5     | 2,144 | \$1.45             | 45%: Large Open Area, Office, Conf. Room, Break Area, 2 Restrooms     | HVAC Warehouse<br>16' Clear Height                                |
| 2447 W 12th St | 2     | 2,275 | \$1.40             | 60%: Reception, 3 Offices, Conf. Rm, Break, 2 Restrooms               | Evap - 16' Clear Height<br>200 amps, 120-240v                     |
| 2450 W 12th St | 2-3   | 4,284 | \$1.45             | 46%: Large Open Reception/Bullpen, 4 Offices, Break, 2 Restrooms.     | HVAC - 16' Clear Height<br>2 Grade Level Doors                    |



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



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# 2404 W 12TH ST, SUITE 2

±4,524 SF

\$1.45/SF + \$0.35 NNN

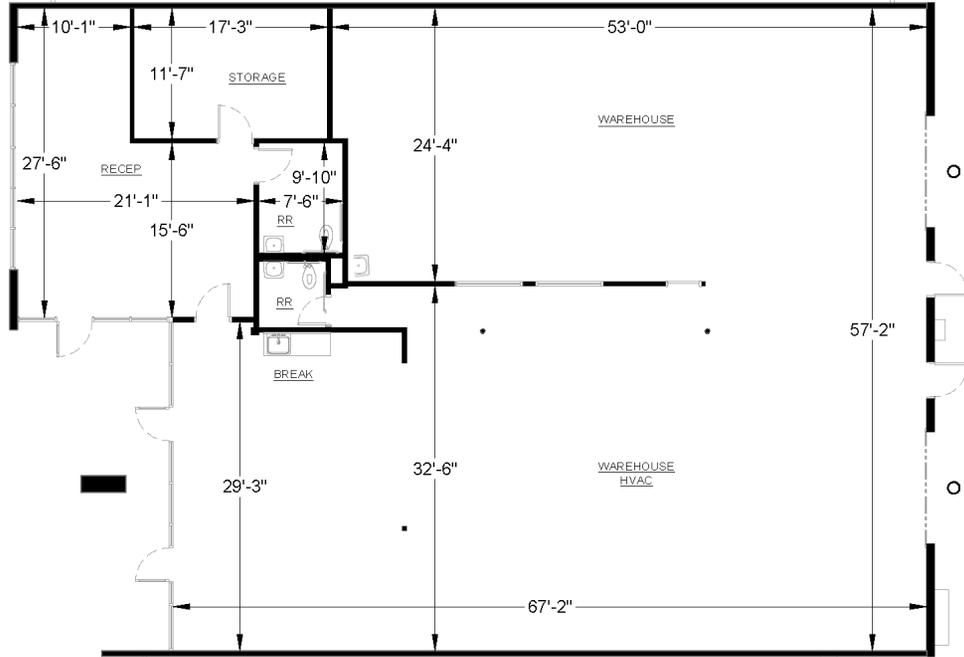
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 PHOTOS - coming soon

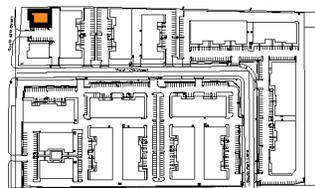
 VIRTUAL TOUR - coming soon



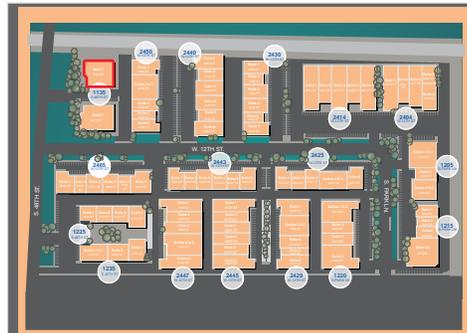
## SUITE DATA:

|                         |                 |
|-------------------------|-----------------|
| OFFICE AREA             | 932 SF          |
| WAREHOUSE AREA          | 3,592 SF        |
| <b>TOTAL SUITE AREA</b> | <b>4,524 SF</b> |
| CLEAR HEIGHT            | 13'-6"          |
| O GRADE LEVEL DOORS     | 2               |

## SITE KEY PLAN:



## BUILDING KEY PLAN:



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



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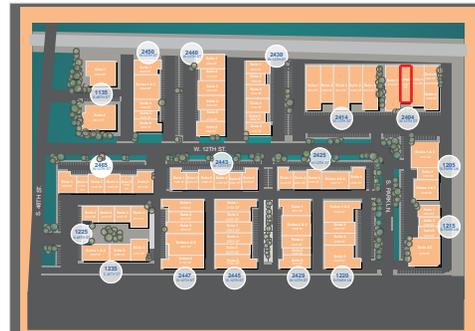
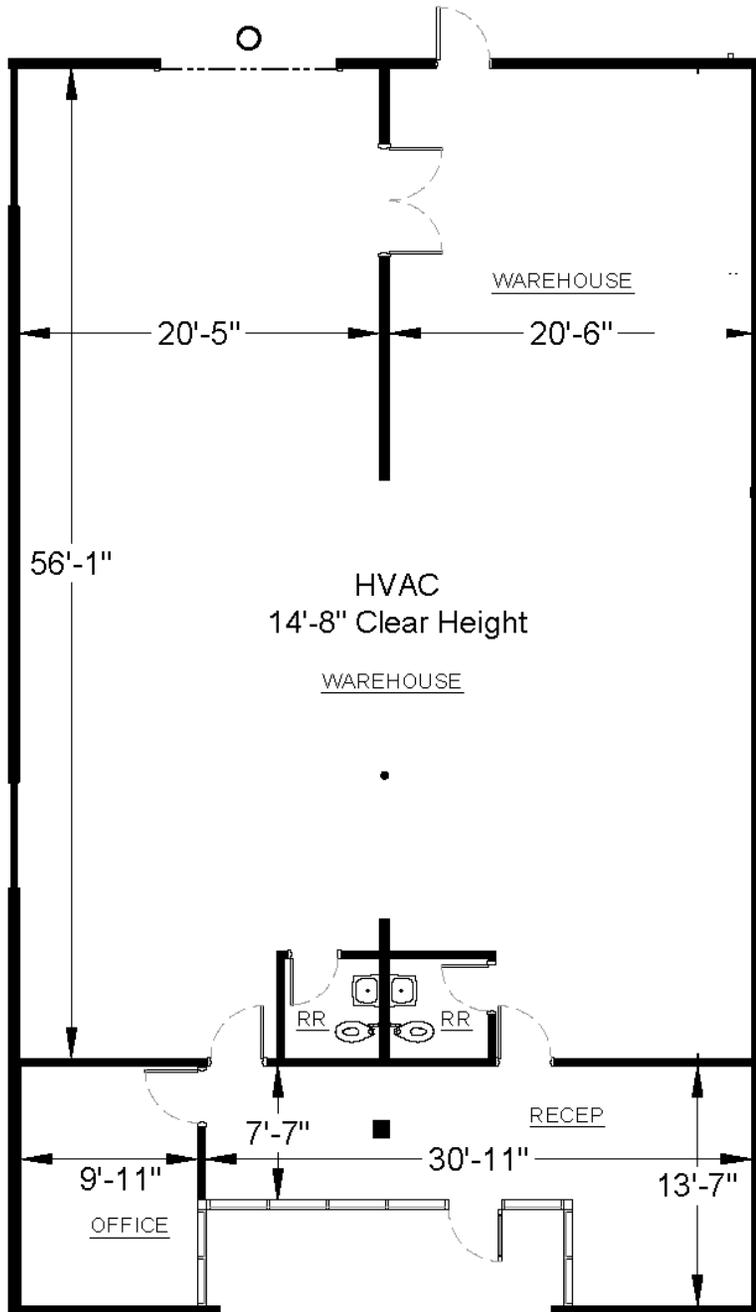


# 2404 W 12TH ST, SUITE 2

±2,982 SF

SPEC SUITE

\$1.40/SF + \$0.35 NNN



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 PHOTOS

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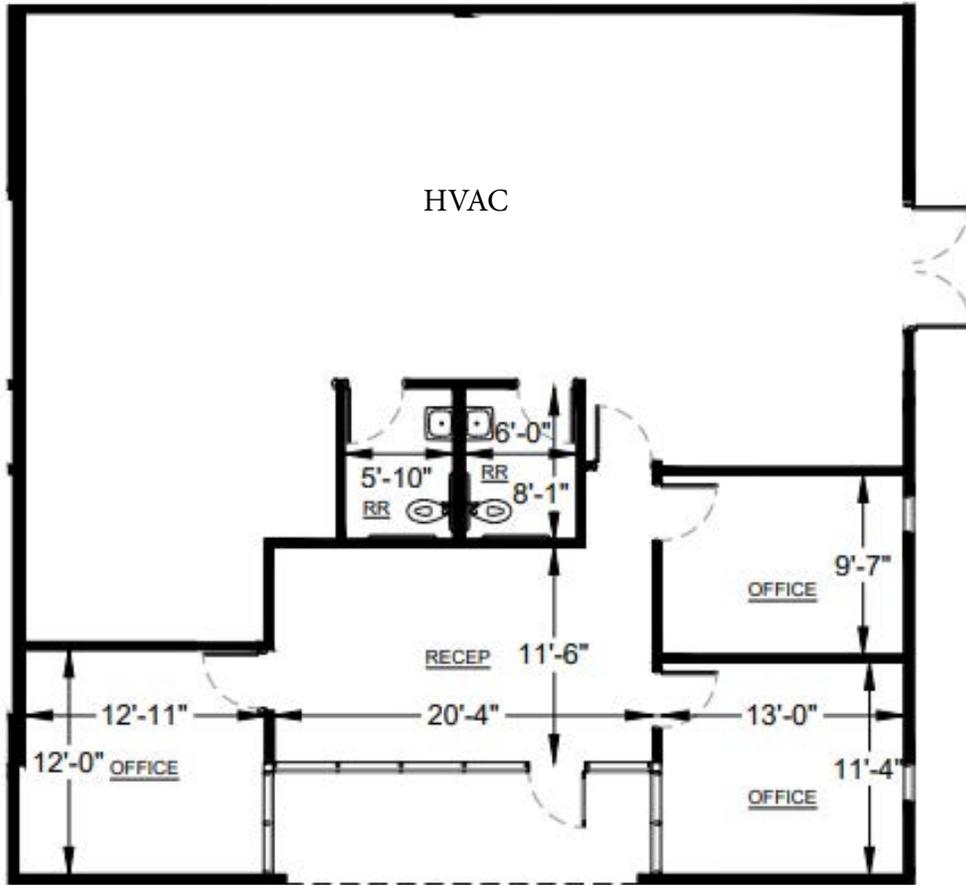


# 2404 W 12TH ST, SUITE 4

±2,195 SF

SPEC SUITE

\$1.40/SF + \$0.35 NNN



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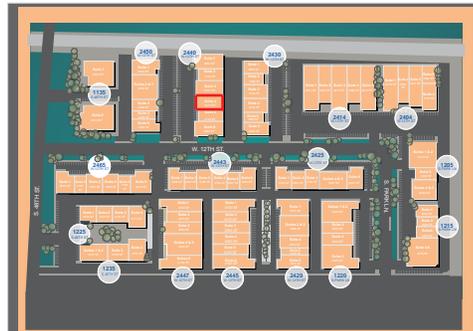
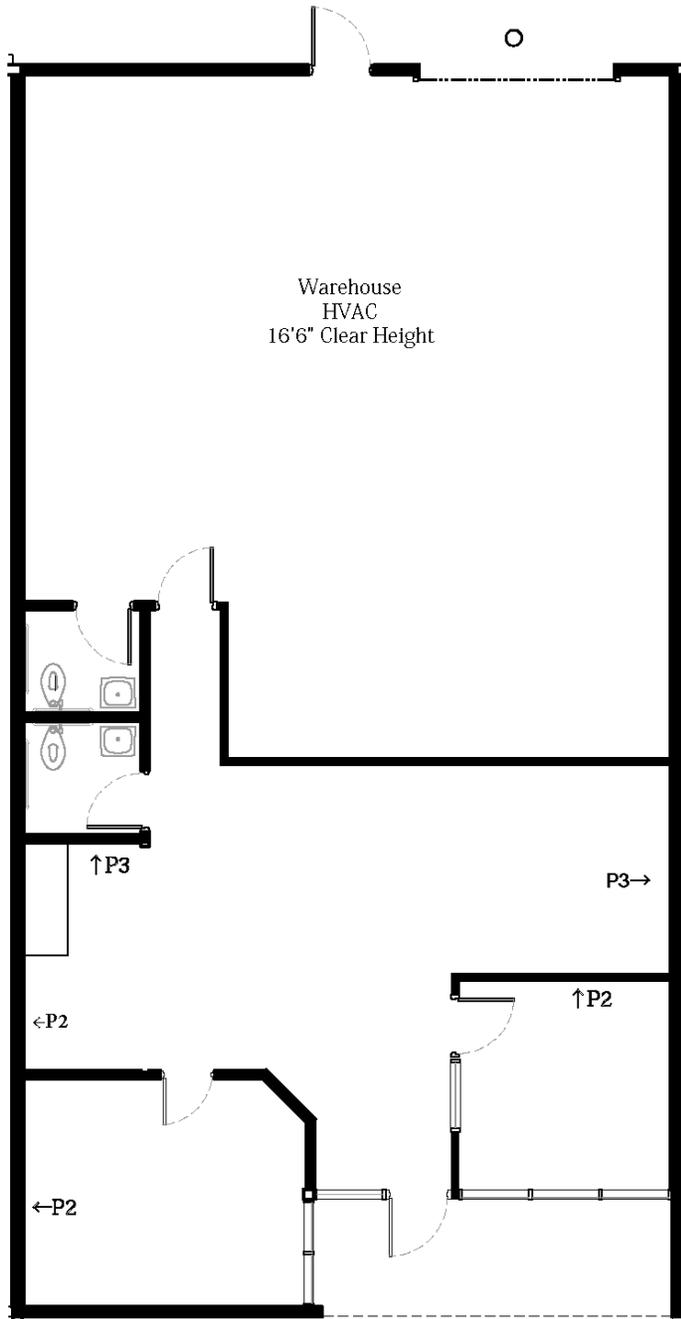
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# 2440 W 12TH ST, SUITE 5

±2,144 SF

\$1.45/SF + \$0.35 NNN



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# 2447 W 12TH ST, SUITE 2

±2,275 SF

SPEC SUITE

\$1.40/SF + \$0.35 NNN

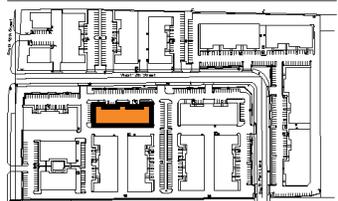
**SUITE DATA:**

|                         |                 |
|-------------------------|-----------------|
| OFFICE AREA             | 1,418 SF        |
| WAREHOUSE AREA          | 857 SF          |
| <b>TOTAL SUITE AREA</b> | <b>2,275 SF</b> |

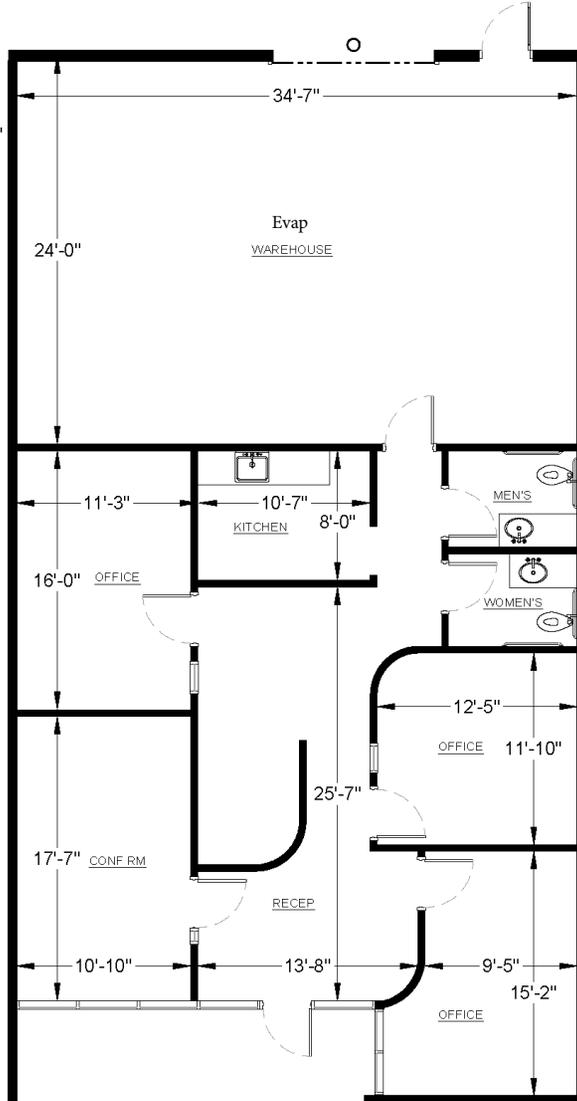
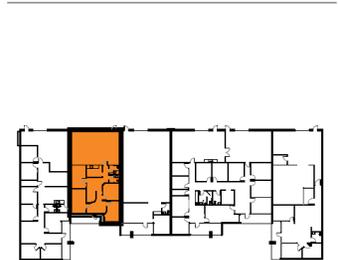
|              |                   |
|--------------|-------------------|
| CLEAR HEIGHT | Warehouse: 16'-8" |
|              | Office: 10'       |

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

**SITE KEY PLAN:**



**BUILDING KEY PLAN:**



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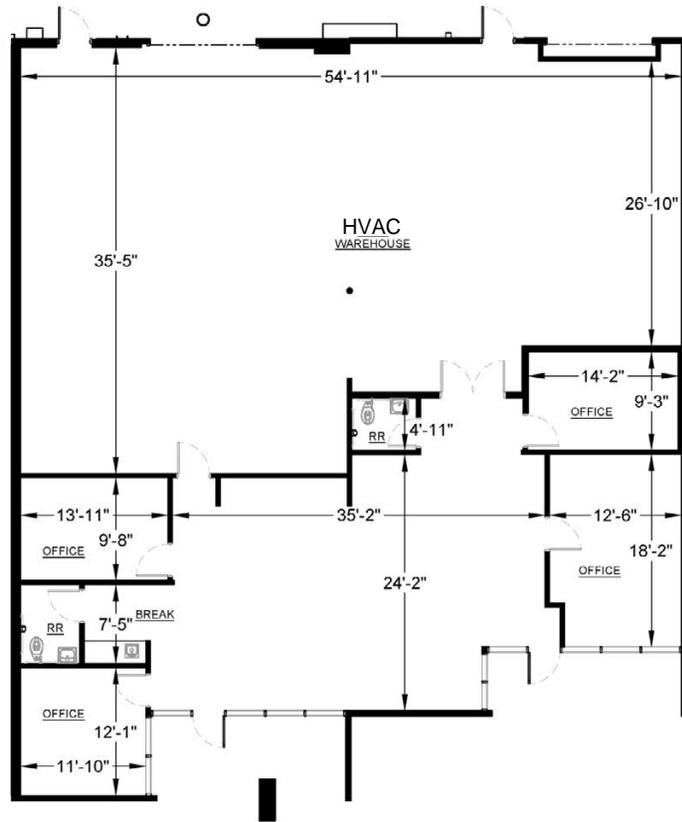
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# 2450 W 12TH ST, SUITE 2&3

±4,284 SF

\$1.45/SF + \$0.35 NNN



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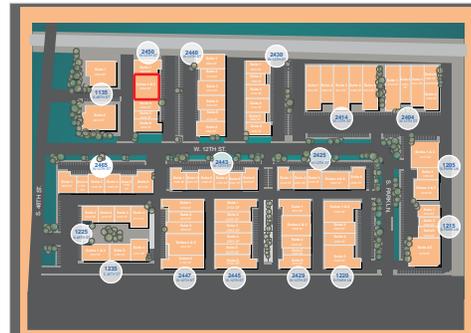
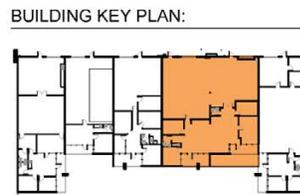
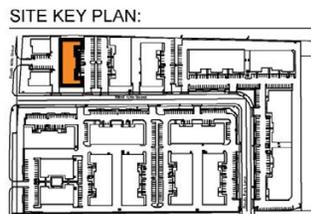


PHOTOS



VIRTUAL TOUR

| SUITE DATA:             |                 |
|-------------------------|-----------------|
| OFFICE AREA             | 1,989 SF        |
| WAREHOUSE AREA          | 2,295 SF        |
| <b>TOTAL SUITE AREA</b> | <b>4,284 SF</b> |
| CLEAR HEIGHT            | 16'-9"          |
| O GRADE LEVEL DOORS     | 1               |



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