

# 1120 W Fairmont Drive

TEMPE, ARIZONA 85282

FOR LEASE

±39,996 SF TEMPE DISTRIBUTION SPACE



REDUCED RENTAL RATE w/ \$0.144/SF OPEX

Available Immediately – Suite 12

## FEATURES

- **Available: ±39,996**
- Office: ±1,667 SF
- Loading: 8 dock high, 1 Heavy Duty metal ramp to grade included
- Evaporative Cooled Warehouse
- Clear Height: ±27'
- Zoning: GID Tempe
- Parking: 31 striped spaces
- Power: 2,800a 277/480v (available)
- Fully Sprinklered
- Minutes from I-10 and US 60
- 4 miles from Sky Harbor International Airport
- Ownership: EastGroup Properties (NYSE: EGP)



# 1120 W Fairmont Drive

TEMPE, ARIZONA 85282

FOR LEASE

## Full Renovation Completed Late 2020

### Office Improvements

- ±1,667 SF
- Modern Finishes
- All new LVT/Carpet/paint (Nov. 2023)
- LED lighting (2020)
- New HVAC installed (2020)
- Mix of private and open office Break rooms (see attached plan)

### Warehouse Improvements

- Roof replaced w/ TPO 60-mil (2020)
- All EVAP coolers replaced (2020)
- R-30 insulation w/ white scrim installed (2020)
- LED lighting with motion sensors installed (2020)
- New roll-up doors installed (Nov. 2023)

### Power

- Suite 12: 200a 277/480v (to panel)
- Additional 2,600a 277/480v (available at S.E.S)



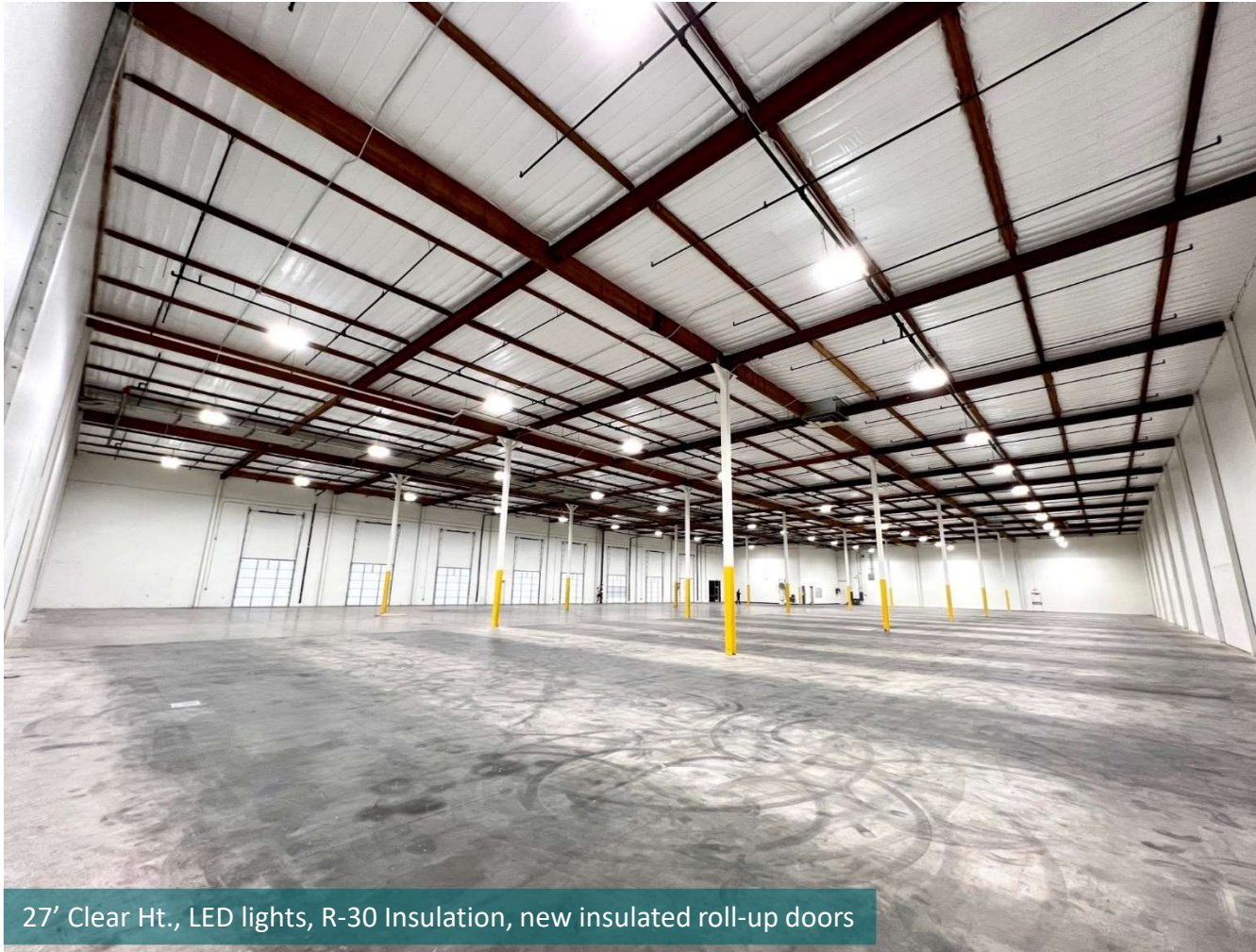
**CENTRALLY LOCATED IN THE  
BROADWAY INDUSTRIAL PARK**

# 1120 W Fairmont Drive

TEMPE, ARIZONA 85282

FOR LEASE

## Property Photos



27' Clear Ht., LED lights, R-30 Insulation, new insulated roll-up doors



New LVT/Carpet/Paint



Updated break area

# 1120 W Fairmont Drive

TEMPE, ARIZONA 85282

FOR LEASE

±39,996 SF Floor Plan – Suite 12

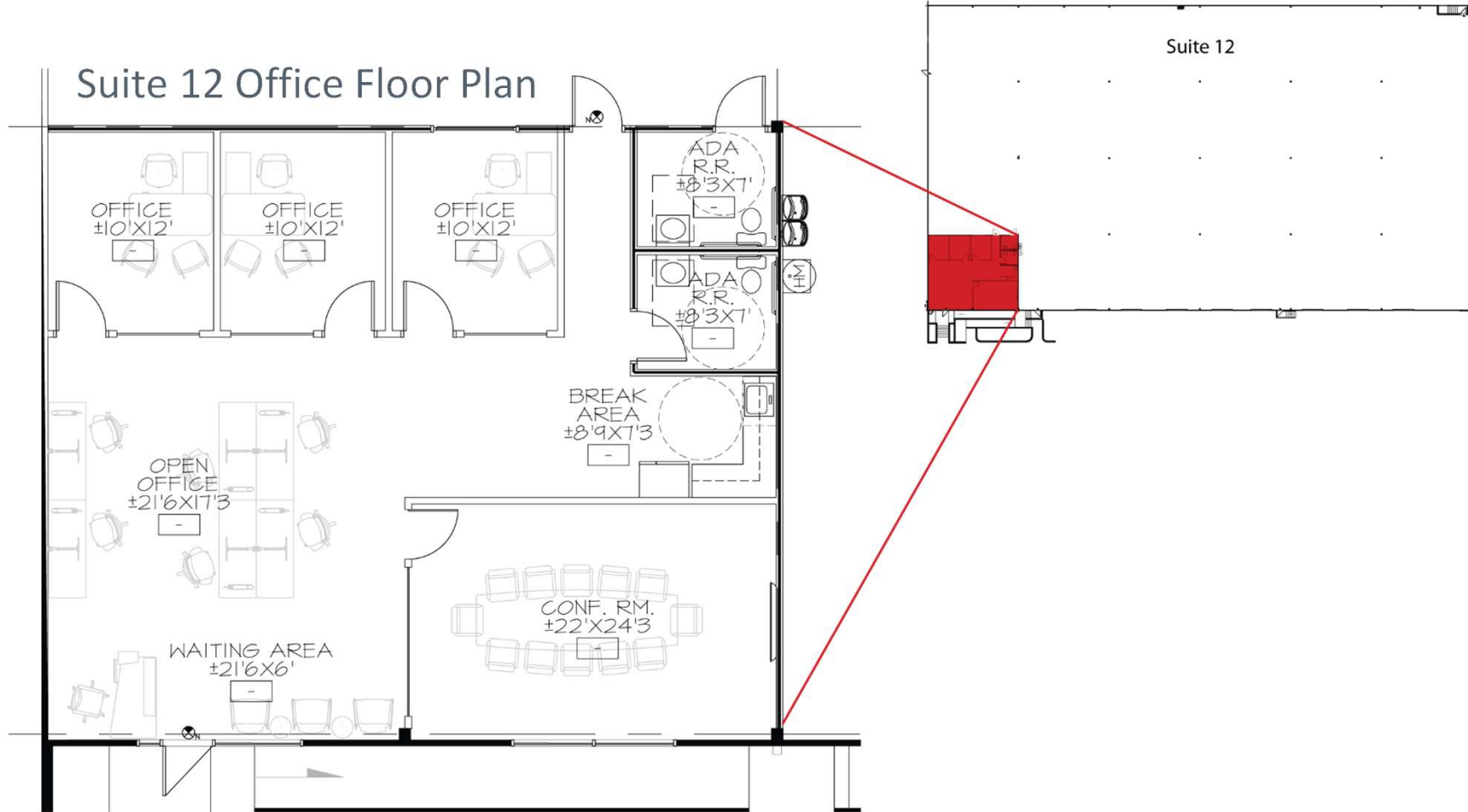


Dock High Loading: ●  
Heavy Duty Ramp to Grade: ●

# 1120 W Fairmont Drive

TEMPE, ARIZONA 85282

FOR LEASE



ENLARGED OFFICE PLAN +/-1,667 S.F.



This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Neither Ross Brown Partners, Inc nor any of its clients or independent contractors, makes any guarantees or representations, express or implied, as to the completeness or accuracy of such information. Any projections, opinions, assumptions or estimates. used are for example only. Neither Ross Brown Partners nor any of its clients accepts any liability for loss resulting from reliance on such information. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Copyright © 2024 Ross Brown Partners, Inc. All rights reserved