



Menlo Group  
COMMERCIAL REAL ESTATE



## TEMPE INDUSTRIAL FOR SALE

411 W Gemini Dr Tempe, AZ 85283

Freestanding Warehouse/Distribution  
Building

*Exclusively listed by:*

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## PROPERTY SUMMARY

PRICE	\$2,600,000
PROPERTY TYPE	Industrial
PROPERTY SUBTYPE	Warehouse/Distribution
APN	301-82-016
BUILDING SIZE	9,558 SF
LOT SIZE	0.70 Acres
YEAR BUILT	1981
NUMBER OF FLOORS	1
NUMBER OF BUILDINGS	1

## PROPERTY HIGHLIGHTS

- Approximately 9,558 SF (+/- 20%/80% Office/Warehouse)
- 5 Restrooms & 1 Shower
- Available for Sale: \$2,600,000
- Clear Height 12'-14'
- Two (2) 10'W x 12'H Roll Up Doors
- Evap Cooled Warehouse
- Fenced Outdoor Area
- 120-208v 2amp 3 Phase Power
- Zoned GID - City of Tempe
- Located in Kyrene Business Park
- Close proximity to I-10 Freeway
- Near synergistic Industrial Businesses and other Amenities

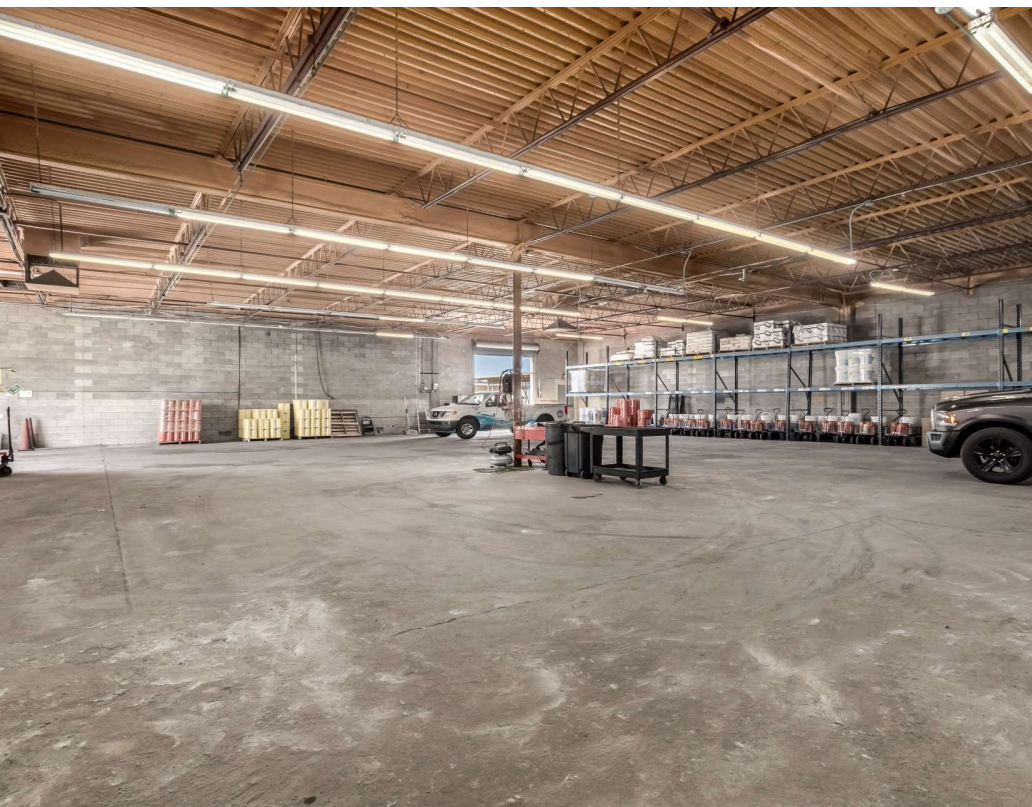
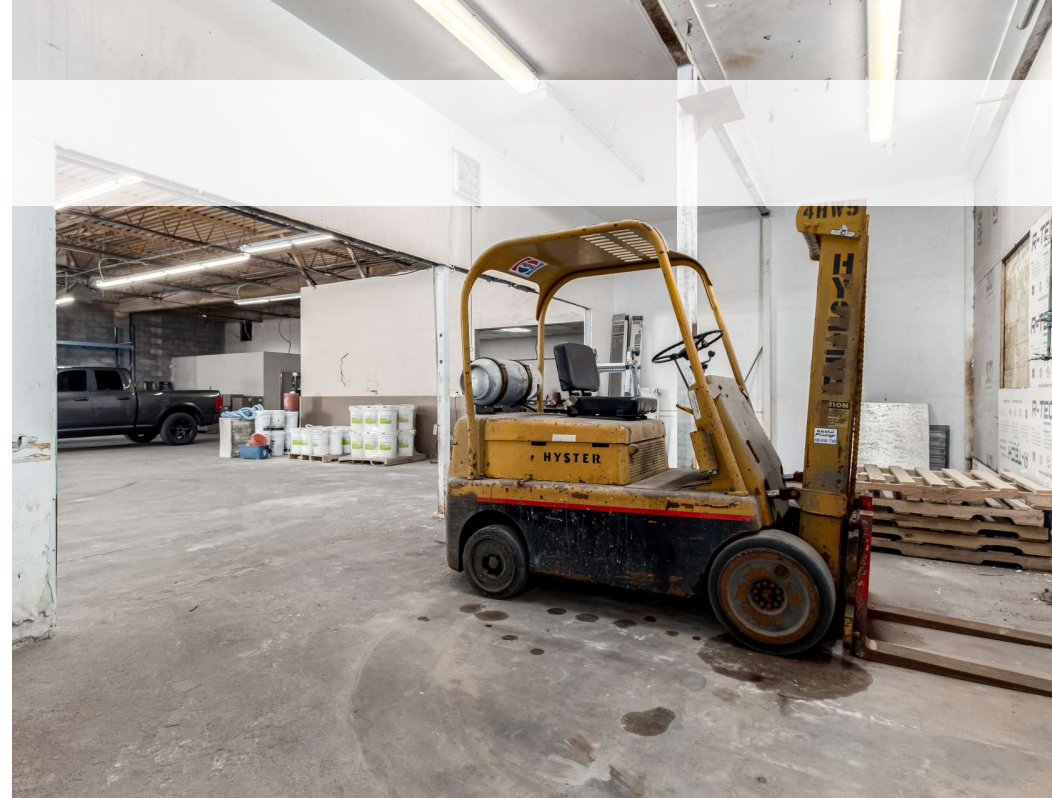


## Additional Photos





## Additional Photos





Aerial Map





# Parcel Map

