

**FOR
LEASE**

Last Suite Available - ±3,400 SF
INDUSTRIAL WAREHOUSE

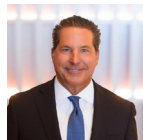


1832 E. 3RD STREET, TEMPE, AZ



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES



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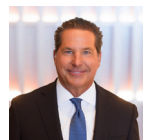
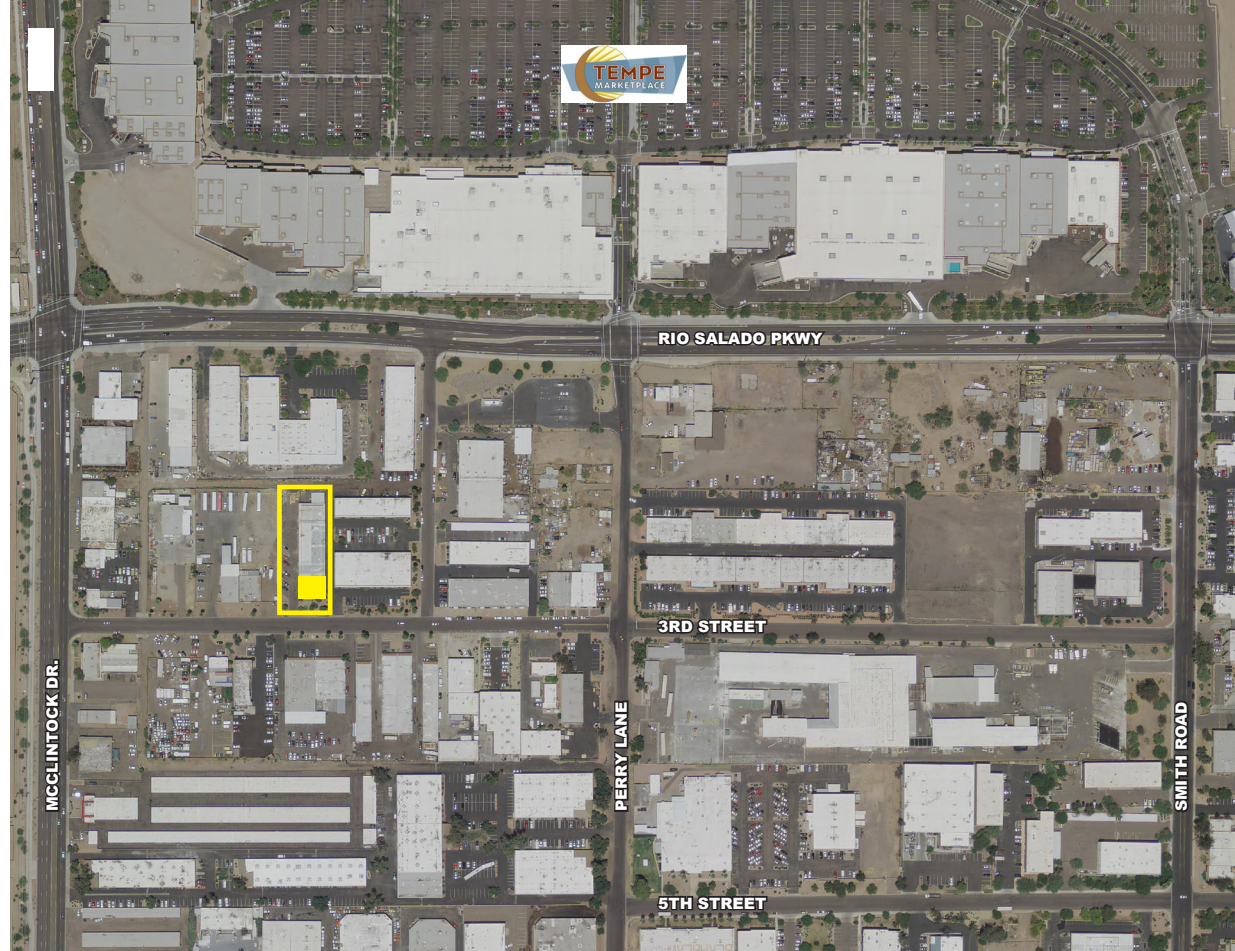
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FEATURES

- Industrial Warehouse Property
- ±12,670 SF Total
- ±3,400 SF Available - Front End Cap Unit
- \$1.70/SF IND GROSS
- 50% Office Show Room
- 3 Restrooms, One with shower
- 50% EVAP Cooled Warehouse
- All Units Individually Metered with Offices and Restrooms
- Zoning: I-3, Industrial/Commercial
- Natural Gas
- Metal/Stucco Construction
- 1 Grade Level Door (12'x14')
- Located Near Loop 202, and Loop 101 Intersection
- Parking: ±5 Spaces (1.74:1000)



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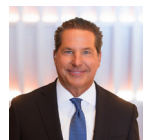
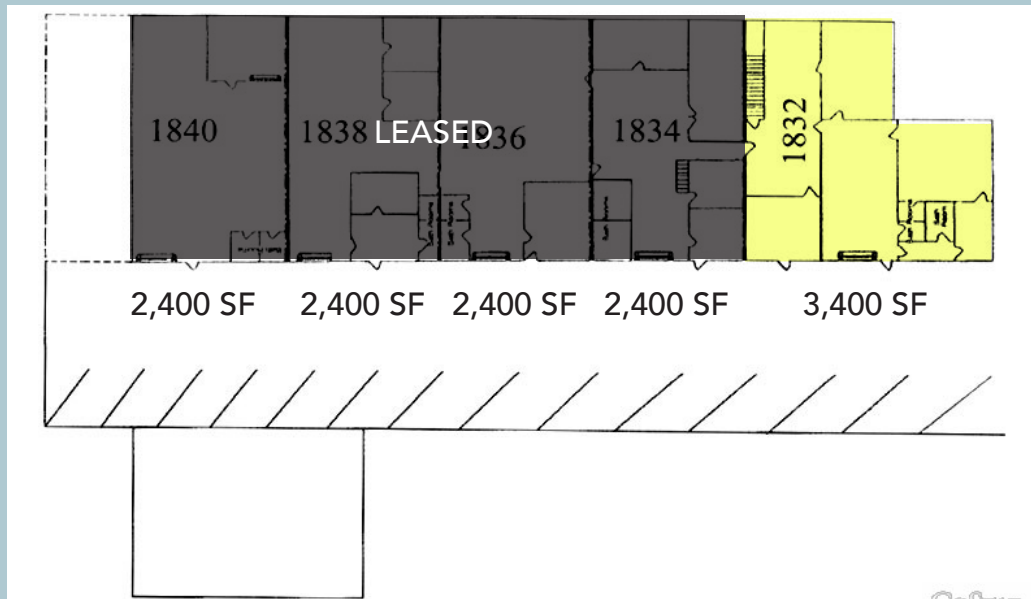
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FLOORPLAN



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