








**±2.5 ACRES OF INDUSTRIAL YARD SPACE IN TEMPE, AZ**  
AVAILABLE FOR LEASE

**NEWMARK**

309 S PERRY LANE | TEMPE, AZ 85288

# SITE FEATURES

	±2.5 Acres with Large Secured Yard Area
	Zoned GID, City of Tempe
	Heavy Power
	Asking Rent: \$0.25 Per Land SF (\$27k per month)
	Available January 2025





## LOCATION HIGHLIGHTS

### 309 S PERRY LANE

- ±2.5 miles from Arizona State University and Downtown Tempe
- ±0.5 miles from Tempe Marketplace (over 1 million SF of retail amenities)
- Tempe hosts over 100 music, cultural, and athletic events annually
- 300+ days of sunshine each year
- Minutes from Phoenix, Mesa, Scottsdale, Chandler, and Gilbert
- Unparalleled access to a variety of retail amenities nearby (Tempe Marketplace,
- Convenient proximity to Loop 101 and Loop 202 freeways, providing excellent connectivity to major ports and cities throughout the region

### ARIZONA STATE UNIVERSITY

(ALL INFORMATION FROM ASU'S OFFICIAL WEBSITE):

- #1 in the U.S. for innovation 9 years in a row– U.S. News & World Report (2016-2024)
- #2 in the U.S. for employability among public universities – Global Employability University Ranking and Survey (2024)
- 81 top-ranked programs (Ranked in the top 25 within the United States)
- Over 75,000 students enrolled at a campus, 65,000 additional students enrolled online (Fall 2023)
- ASU attracts international students and businesses

# AREA OVERVIEW

## TEMPE, AZ

- 42% of Tempe residents have attained a bachelor's degree, and 18% have a master's degree or higher (Tempe.gov)
- Most walkable city in Arizona (walkscore.com)
- Located right near Phoenix Sky Harbor International Airport
- "A top technology center in Arizona and a leading choice for major corporations." – Tempe.gov
- Population of over 185,000 while employing more than 200,000 people
- 17,000+ businesses in Tempe

### LARGEST EMPLOYERS (AZCENTRAL.COM)



8,380

State Farm



6,120



2,810



2,550



2,000



1,894

JPMorganChase

1,630

Honeywell

1,610

### KEY INDUSTRIES IN TEMPE (TEMPE.GOV):

- Advanced Business Services (financial services, insurance, business services, and IT services)
- Advanced Manufacturing
- Healthcare and Biotechnology
- Hospitality and Tourism
- Technology

# PHOENIX MARKET OVERVIEW

The Phoenix Metropolitan Area is the primary business center of Arizona, and has become an increasingly vibrant community and economic hub over the last several decades, attracting new residents and businesses alike. Today, the Greater Phoenix region is home to over 5 million residents and continues to grow. In fact, Maricopa County, which encompasses the Phoenix metro, was number 1 in the nation for population growth in 2022, for the 6th year in a row. This growth led Phoenix to reclaim its title as the fifth largest city in the U.S. The metro is attractive not only because of a competitive advantage with regard to cost, but also because of an overall value proposition, which includes its infrastructure, talent pool and quality of life.

## PHOENIX'S PILLARS FOR ECONOMIC EXPANSION



PHOENIX'S ECONOMIC  
DIVERSIFICATION CONTINUES



ROBUST POPULATION GROWTH FUELS  
OFFICE SPACE DEMAND



PHOENIX RANKS AS THE 2ND  
MOST AFFORDABLE MAJOR WESTERN US  
METROPOLITAN MARKET



INFRASTRUCTURE AND INVESTMENTS  
IN TRANSPORTATION ATTRACTING  
WORLD-CLASS COMPANIES TO PHOENIX



CENTRAL LOCATION WITH  
ACCESS TO MAJOR TRADE HUBS



EXCEPTIONAL  
QUALITY OF LIFE

## BY THE NUMBERS

#1

Phoenix Sky Harbor ranked best large airport in the U.S. (WSJ, 2023)

Maricopa County is the #1 county for growth in the country (U.S. Census Bureau, 2017-2022)

Maricopa County top large county for talent attraction for 3rd consecutive year (Lightcast, 2022)

Phoenix is best city to launch a startup (Time2Play, 2022)

Phoenix #1 in U.S. for year-over-year home price increase (S&P Dow Jones Indices, 2021)

Phoenix Ranks #1 in Nation For Monthly Rent Growth (RealPage, 2021)

Scottsdale ranks #1 in Best cities to retire in America (Niche, 2021)

Metro Phoenix ranks #1 in U.S. for net migration in 2018-2021 (U.S. Census, 2021)

Metro Phoenix Ranks # 1 nationally for attracting and retaining workers (Emsi, 2021)

#2

Tempe ranks #2 best place to live in the U.S. (Money, 2022)

Metro Phoenix #2 among best-performing labor markets (ThinkWhy, 2021)

Phoenix ranks #2 among hottest housing markets of 2021 (Zillow, 2021)

Phoenix ranks #2 in U.S. for small business growth (Paychex, 2021)

#3

Phoenix ranks #3 for attracting wealth and high income earners (MyEListing, 2023)

Phoenix ranks #3 for new jobs in the country (Bureau of Labor Statistics, 2023)

#3 State in the nation for job recovery (Arizona Offices of Economic Opportunity, Feb 2020 - Feb 2021)

Gilbert ranks #3 in best cities to buy an affordable family home (SmartAsset.com, 2021)

#4

Best state for women startup founders (Merchant Maverick, 2023)

Most electric vehicle friendly state (The Fabricator, 2022)

Phoenix is ranked 4th for projected job growth over the next two years (CBRE EA)

Maricopa County is the 4th largest county in the United States (US Census, 2022)



# ROBUST POPULATION GROWTH

Greater Phoenix is one of the fastest-growing regions in the nation. In fact, Maricopa County, which encompasses the Phoenix metro, was number 1 in the nation for population growth in 2022, for the 6th year in a row. The metro is home to more than 5.0 million people, with net migration fueling further growth. Over the last two decades, Greater Phoenix has grown by 93,000 people each year on average. The region adds over 250 people each day, making Greater Phoenix the second fastest growing region in the U.S. Furthermore, Phoenix metro has a relatively young population with a median age of 36.6 years, falling below the national median.

## METRO PHOENIX BY THE NUMBERS



**5,069,353**  
Population



**3.2%**  
Projected Growth  
Over Next 5 Years



**36.6**  
median Age



**3.5%**  
Unemployment  
(NOV-23)



**1,852,549**  
Households



**1,930,969**  
Households  
2027 Projected



**300+**  
Yearly Days  
Of Sunshine



**76°**  
Average Annual  
Temperature



**56%**  
Home  
Ownership



**26**  
Average Commute  
in Minutes



**400+**  
Hiking Trails



**230+**  
Art Galleries



**370+**  
Golf Courses



**50+**  
Performing  
Arts Theatres

Source: U.S. Climate Data, U.S. Census Bureau, Newmark Research

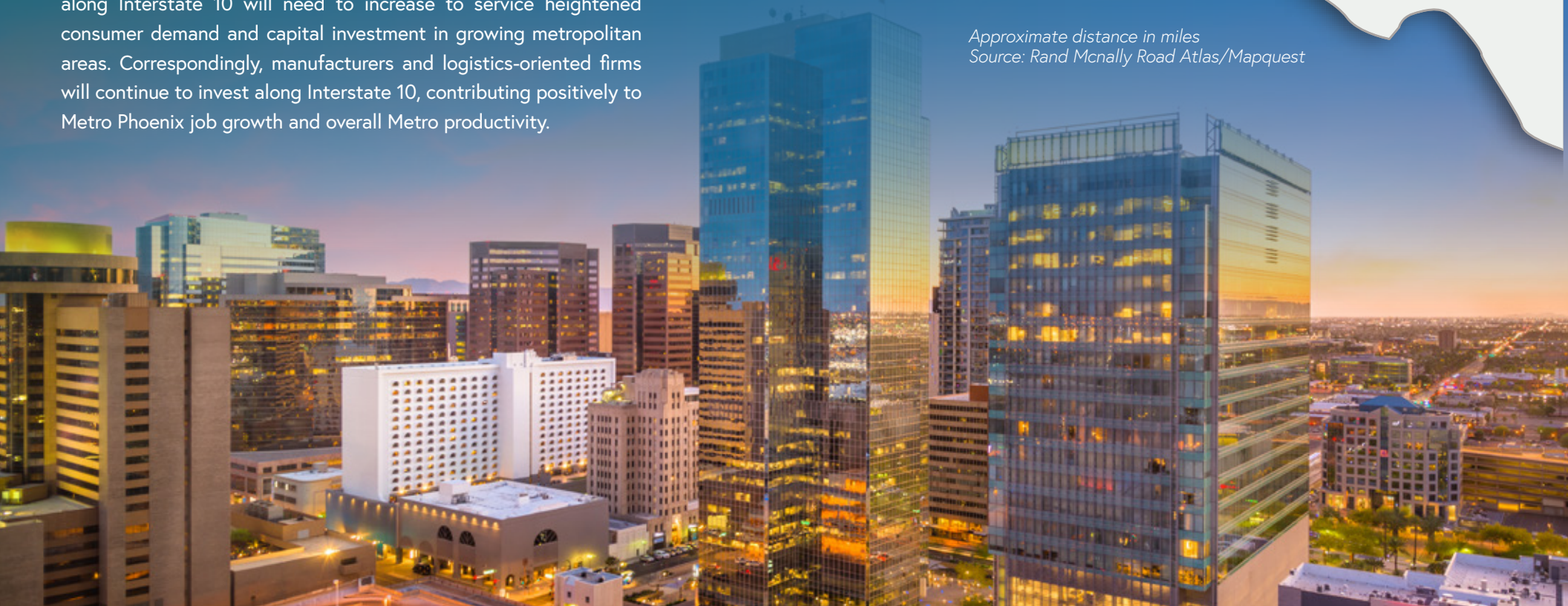


## CENTRAL LOCATION WITH ACCESS TO MAJOR TRADE HUBS

Three major consumer markets in the Southwest including Los Angeles, Phoenix, and Houston are connected by Interstate 10. Heightened interstate movement of goods throughout the Southwest has prompted major manufacturing, distribution, and logistics firms to invest in facilities along Interstate 10, specifically in Metro Phoenix's West Valley leading to Los Angeles and in South Phoenix leading to Texas. With a majority of population growth in the U.S. taking place in Sun Belt markets, movement of goods and materials along Interstate 10 will need to increase to service heightened consumer demand and capital investment in growing metropolitan areas. Correspondingly, manufacturers and logistics-oriented firms will continue to invest along Interstate 10, contributing positively to Metro Phoenix job growth and overall Metro productivity.



*Approximate distance in miles  
Source: Rand McNally Road Atlas/Mapquest*







Courtyard Shops



202

Red Mountain Fwy



Centerpoint on Mill



SUBJECT PROPERTY

Cornerstone



Tempe-Mesa Mall



Tempe Marketplace



Mesa Riverview



Huntington Square Shopping Center



Broadway Marketplace



Mekong Plaza



101

Dobson Square



60

Supersition Fwy





---

## CONTACT US

Gary Cornish  
Director  
t 602-952-3858  
gary.cornish@nmrk.com

Chase Gabriel  
Associate  
t 602-952-3856  
chase.gabriel@nmrk.com

Rob Stephens  
Managing Director  
t 602-952-3853  
rob.stephens@nmrk.com

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.