

FOR LEASE

7135 S Harl Ave
Tempe, AZ 85283

CONTACT:

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C: (704) 975 8611





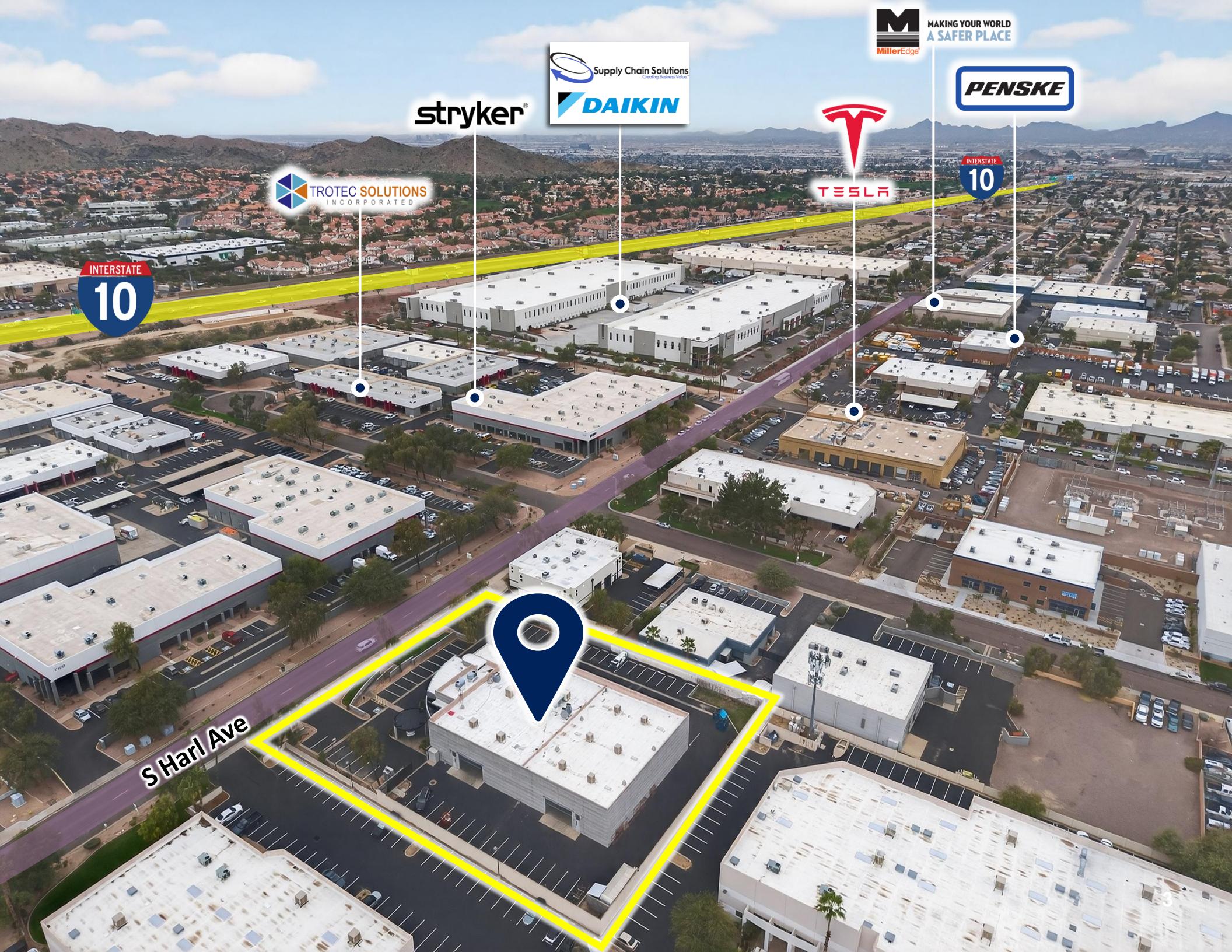
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AVAILABLE FOR LEASE

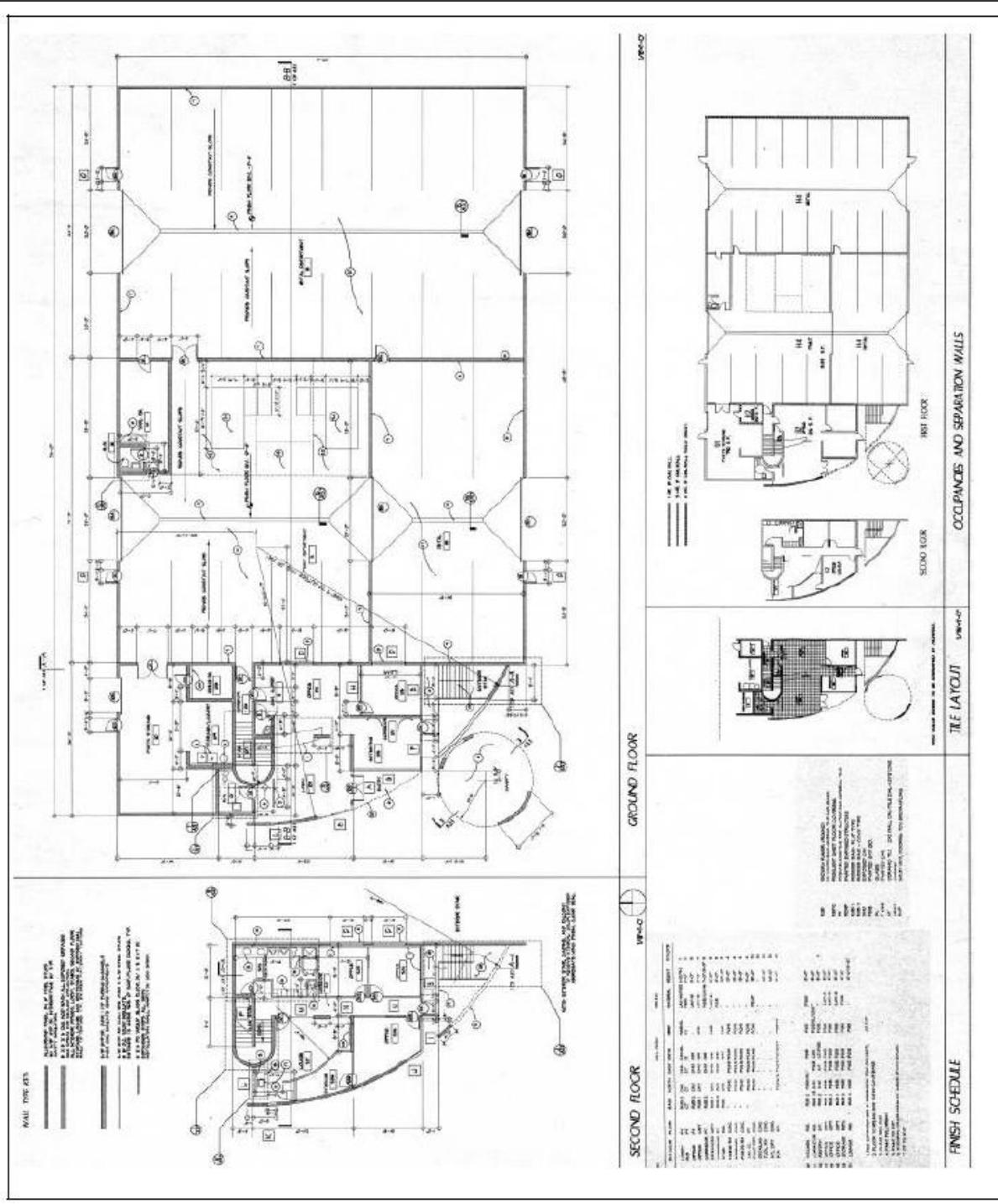


LEASE OPPORTUNITY SUMMARY

| | |
|---------------------------|--------------------|
| ASKING LEASE RATE: | \$21/ft NNN |
| BUILDING SIZE: | 17,267 SF |
| TOTAL ACREAGE: | 1.30 Acres |
| DRIVE-IN DOORS | Five |
| ZONING: | Commercial |
| PARKING SPACES: | 60 |
| AVAILABLE: | Immediately |

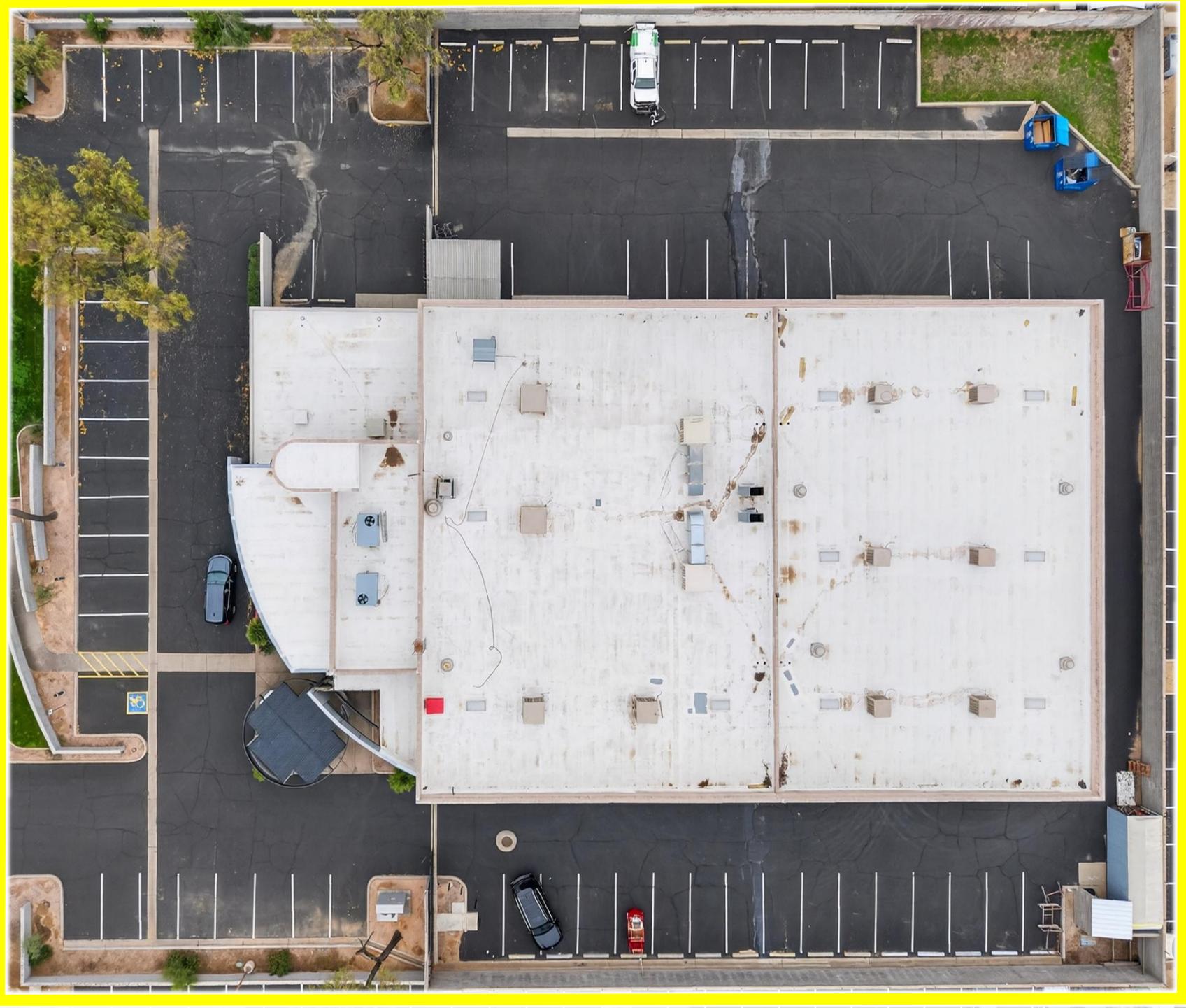
PROPERTY HIGHLIGHTS

- ✓ Located in the Phoenix, AZ MSA | Top 10 MSA in the U.S.
 - Largest Metro in Arizona | 5,000,000+ Residents
- ✓ Direct Frontage on S Harl Ave
 - 2 Points of Access for Ideal Ingress/Egress
- ✓ Close Proximity to Arizona State University
 - Student Population of 190,000+
- ✓ Strong Population Growth | 1,000,000+ 10-Mile Demos
 - 3% Increase in the Past Five Years



Property Specs:

- Building Height: 26' 8"
- Two Story Office/Showroom
- 5 Overhead Doors
 - Four 20' x 12"
 - One 10' x 10'
- Secure Yard [Block Wall + Barbed Wire]
- Two Large Work Areas + Ample Storage
- Two Paint Booths
- Wraparound Access with Secured Gates
- HVAC: 2 Roof Mounted Heat Pumps + 10 Evaporative Coolers
- Automatic Wet Pipe Fire Suppression System + Security System
- Electrical: 800 amps, 120/208 Volt, Three Phase Power







CONTACT BELOW FOR MORE DETAILS:

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