

FOR LEASE

7135 S Harl Ave
Tempe, AZ 85283

CONTACT:

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S Harl Ave



AVAILABLE FOR LEASE

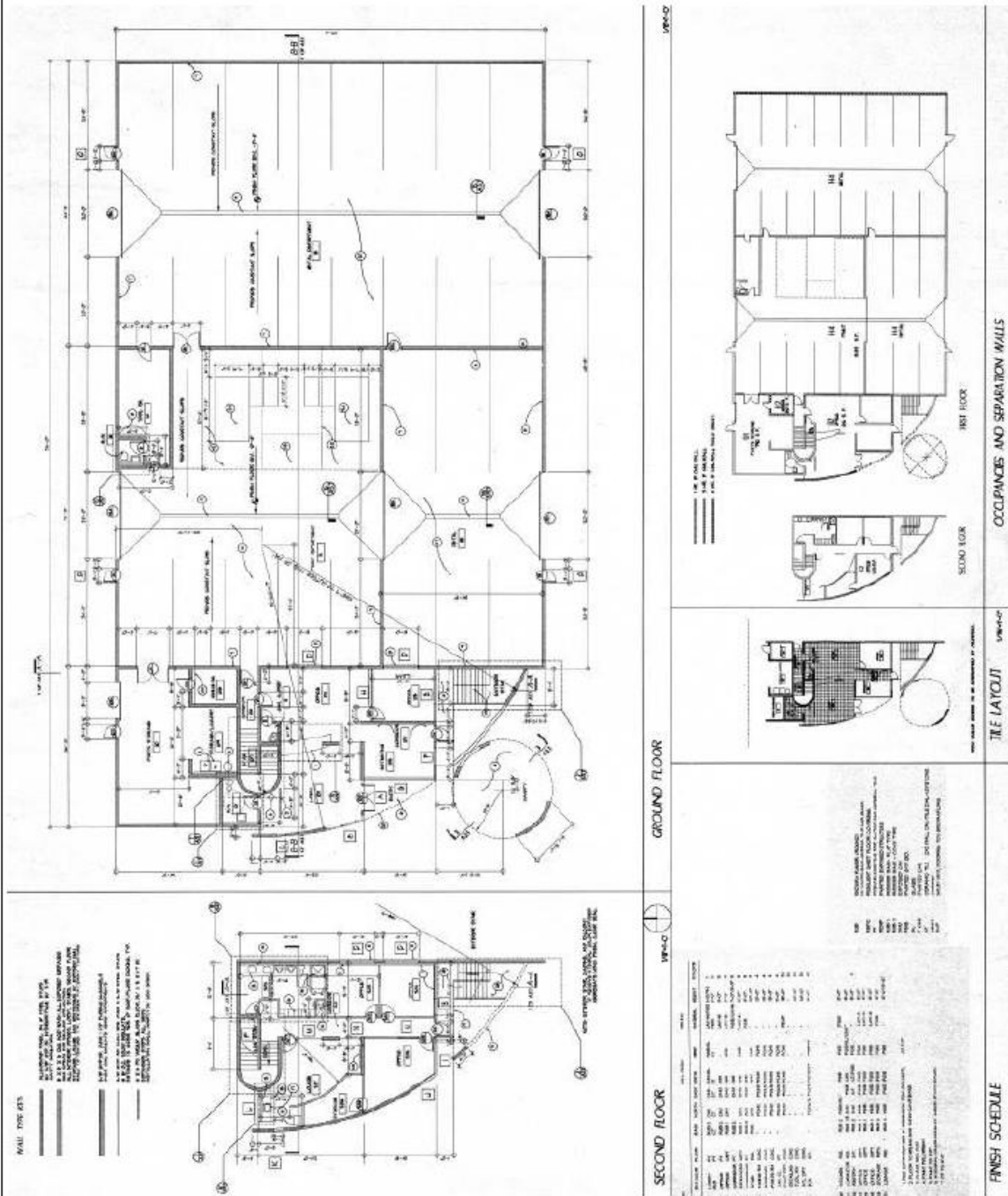


LEASE OPPORTUNITY SUMMARY

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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