



1604 West 3rd Street | Tempe

FOR SALE OR LEASE

Premium industrial space available

A centrally-located and modern
environment for your growing business

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CREATION RE
P E

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Location

1604 W. 3rd Street, Tempe

Building RBA

45,944 SF

Tenant Divisibility

Two (2)

Clear Height

32'

Bay Spacing

52' x 50' w/ 60' speed bay

Truck Court Depth

220' (Shared with Bldg B)

Dock Doors

Eight (8) - 9' x 10'

Ramp Doors

Two (2) - 14' x 16'

Man Door

Two (2) - 3' x 7'

Gated / Secured

Yes





Slab on Grade Thickness
7" Unreinforced

Roof Type
60 mil TPO Membrane R-38
Min

Power
3000A @ 480v 3 Phase

Water
3" Service

Sewer
4" Service

EV Charging Station
(1) Dual Charger - 2 Spots

Fire Sprinkler
ESFR

Parking
209 Parking Spaces for Both Buildings

Parking ADA Spaces
Eight (8) Parking Spaces for Both Buildings

Truck Drive Width
40' Max - 30' Min



Demographics



Total Population (2024)

5 Miles: 340,321

10 Miles: 1,152,238



Median Age (2024)

5 Miles: 32.3

10 Miles: 35.3



Total Households (2024)

5 Miles: 140,549

10 Miles: 468,755



Average Household Income (2024)

5 Miles: \$81,357

10 Miles: \$93,002

Advanced Business Services

Services

- ADP
- KPMG
- State Farm
- Allstate
- Chase
- Silicon Valley Bank
- Zenefits

Advanced Manufacturing

Manufacturing

- Medtronic
- First Solar
- Microchip Technology
- Curtiss Wright Controls
- Rockford Corporation
- Go Daddy (Off Map)
- ASML (Off Map)

Technology

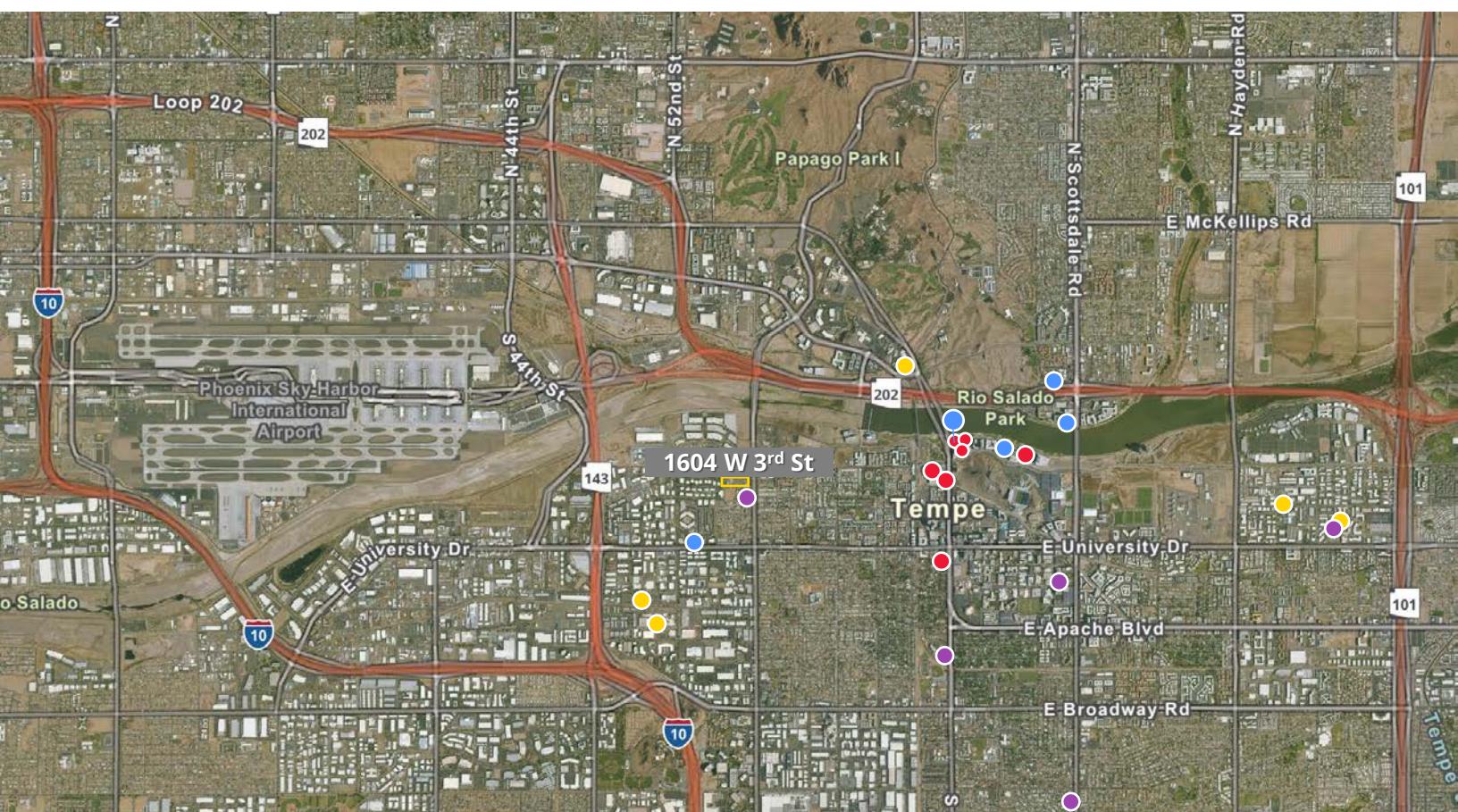
Technology

- Carvana
- Microsoft
- Netsian Technology
- Align Technology
- Gen Digital
- Isos Technology
- iT1 Source

Healthcare and Biotechnology

Healthcare and Biotechnology

- Breckton Dickinson
- Tempe St. Luke's
- West Pharmaceutical
- Biodesign Institute
- Sonora Quest (Off Map)
- Cigna (Off Map)
- Systems Imagination



Advanced Manufacturing

Tempe is a top technology center in Arizona and a leading choice for major corporations. Tempe is home to many advanced manufacturing operations and corporate headquarters for a variety of industries including aerospace and aviation, medical device, sustainable technologies, and high technology.

Technology

About 20 percent of Tempe's jobs are tech-related and about 20 percent of the City's companies are tech companies. From aerospace to nanotechnology, from solar energy research to software development and manufacturing, high technology industry leaders have identified a footprint in Tempe.



Diablo Stadium Complex



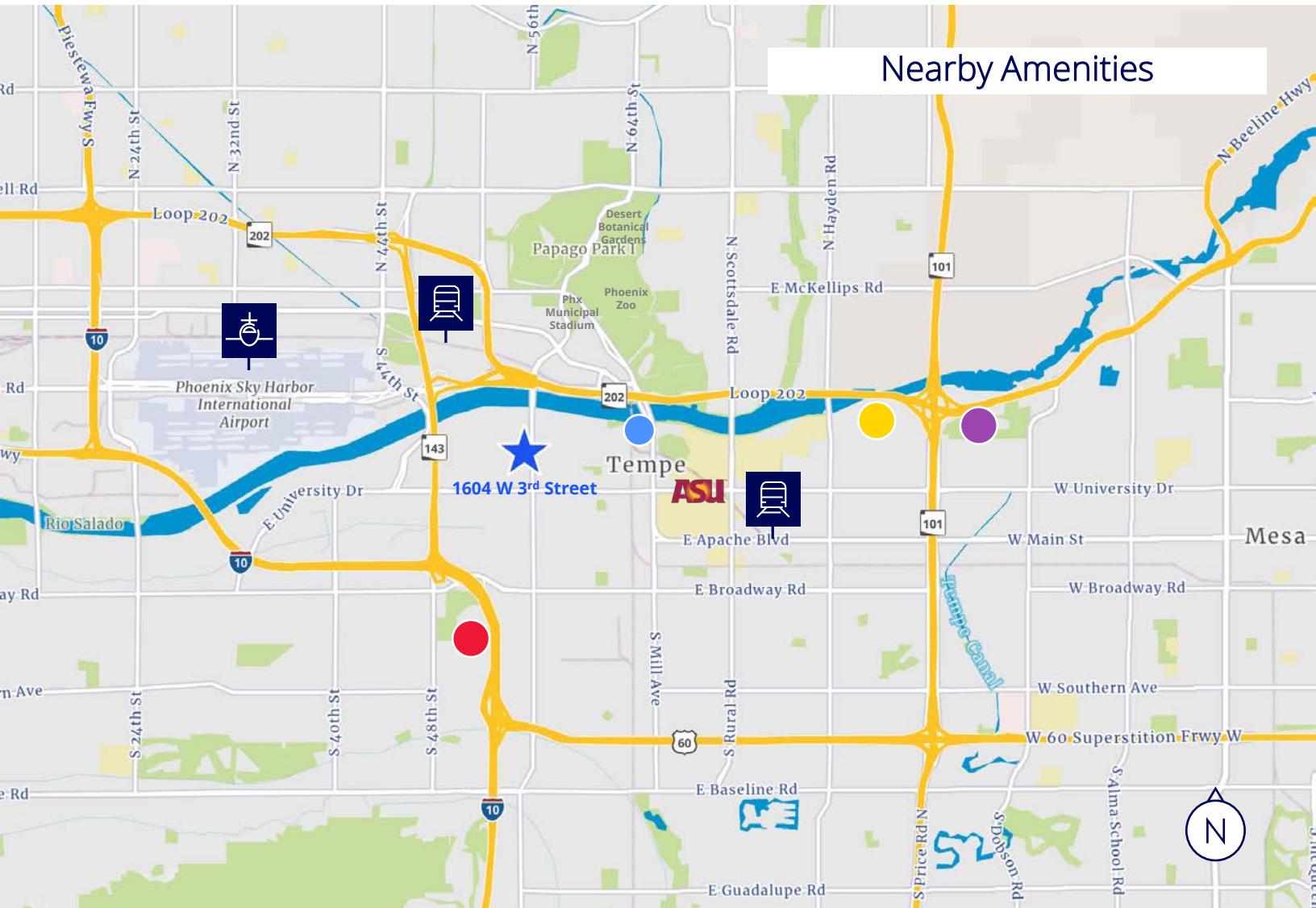
Tempe Marketplace



Tempe Beach Park



Sloan Park



Tempe

- Less than 20-minute commute for most of Metro Phoenix to Tempe.
- Workforce of more than 2 million people in the Greater Phoenix area.
- Phoenix Sky Harbor Int'l Airport minutes away. Border-to-border light rail.
- Free Orbit shuttle circulator.

Downtown Tempe

- Dozens of restaurants, shops, and entertainment options.
- Arizona State University Sun Devil sports, art galleries and science centers.
- ASU Gammage for Broadway musicals.
- Tempe Center for the Arts.



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