



1604 West 3<sup>rd</sup> Street | Tempe

FOR SALE OR LEASE

# Premium industrial space available

A centrally-located and modern environment for your growing business



Accelerating success.

**CREATION** R  
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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



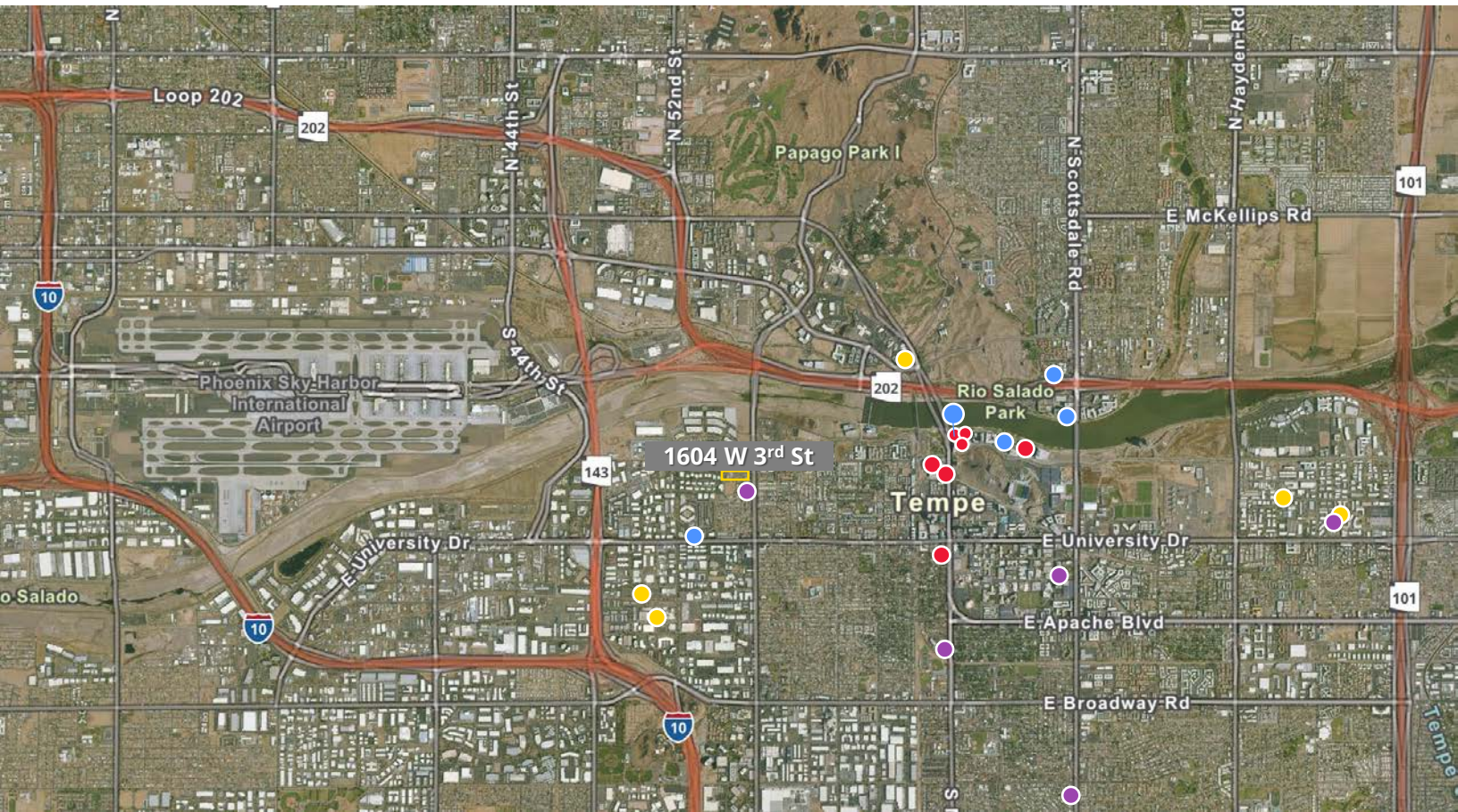
## Average Household Income (2024)

**5 Miles:** \$81,357

**10 Miles:** \$93,002



<div> <div></div> <div>Advanced Business Services</div> </div>	<div> <div></div> <div>Advanced Manufacturing</div> </div>	<div> <div></div> <div>Technology</div> </div>	<div> <div></div> <div>Healthcare and Biotechnology</div> </div>
<ul style="list-style-type: none"> <li>ADP</li> </ul>	<ul style="list-style-type: none"> <li>Medtronic</li> </ul>	<ul style="list-style-type: none"> <li>Carvana</li> </ul>	<ul style="list-style-type: none"> <li>Breckton Dickinson</li> </ul>
<ul style="list-style-type: none"> <li>KPMG</li> </ul>	<ul style="list-style-type: none"> <li>First Solar</li> </ul>	<ul style="list-style-type: none"> <li>Microsoft</li> </ul>	<ul style="list-style-type: none"> <li>Tempe St. Luke's</li> </ul>
<ul style="list-style-type: none"> <li>State Farm</li> </ul>	<ul style="list-style-type: none"> <li>Microchip Technology</li> </ul>	<ul style="list-style-type: none"> <li>Netsian Technology</li> </ul>	<ul style="list-style-type: none"> <li>West Pharmaceutical</li> </ul>
<ul style="list-style-type: none"> <li>Allstate</li> </ul>	<ul style="list-style-type: none"> <li>Curtiss Wright Controls</li> </ul>	<ul style="list-style-type: none"> <li>Align Technology</li> </ul>	<ul style="list-style-type: none"> <li>Biodesign Institute</li> </ul>
<ul style="list-style-type: none"> <li>Chase</li> </ul>	<ul style="list-style-type: none"> <li>Rockford Corporation</li> </ul>	<ul style="list-style-type: none"> <li>Gen Digital</li> </ul>	<ul style="list-style-type: none"> <li>Sonora Quest (Off Map)</li> </ul>
<ul style="list-style-type: none"> <li>Silicon Valley Bank</li> </ul>	<ul style="list-style-type: none"> <li>Go Daddy (Off Map)</li> </ul>	<ul style="list-style-type: none"> <li>Isos Technology</li> </ul>	<ul style="list-style-type: none"> <li>Cigna (Off Map)</li> </ul>
<ul style="list-style-type: none"> <li>Zenefits</li> </ul>	<ul style="list-style-type: none"> <li>ASML (Off Map)</li> </ul>	<ul style="list-style-type: none"> <li>iT1 Source</li> </ul>	<ul style="list-style-type: none"> <li>Systems Imagination</li> </ul>



**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 nano-technology, from solar energy research to software development and manufacturing, high technology industry leaders have identified a footprint in Tempe.





**Diablo Stadium Complex**



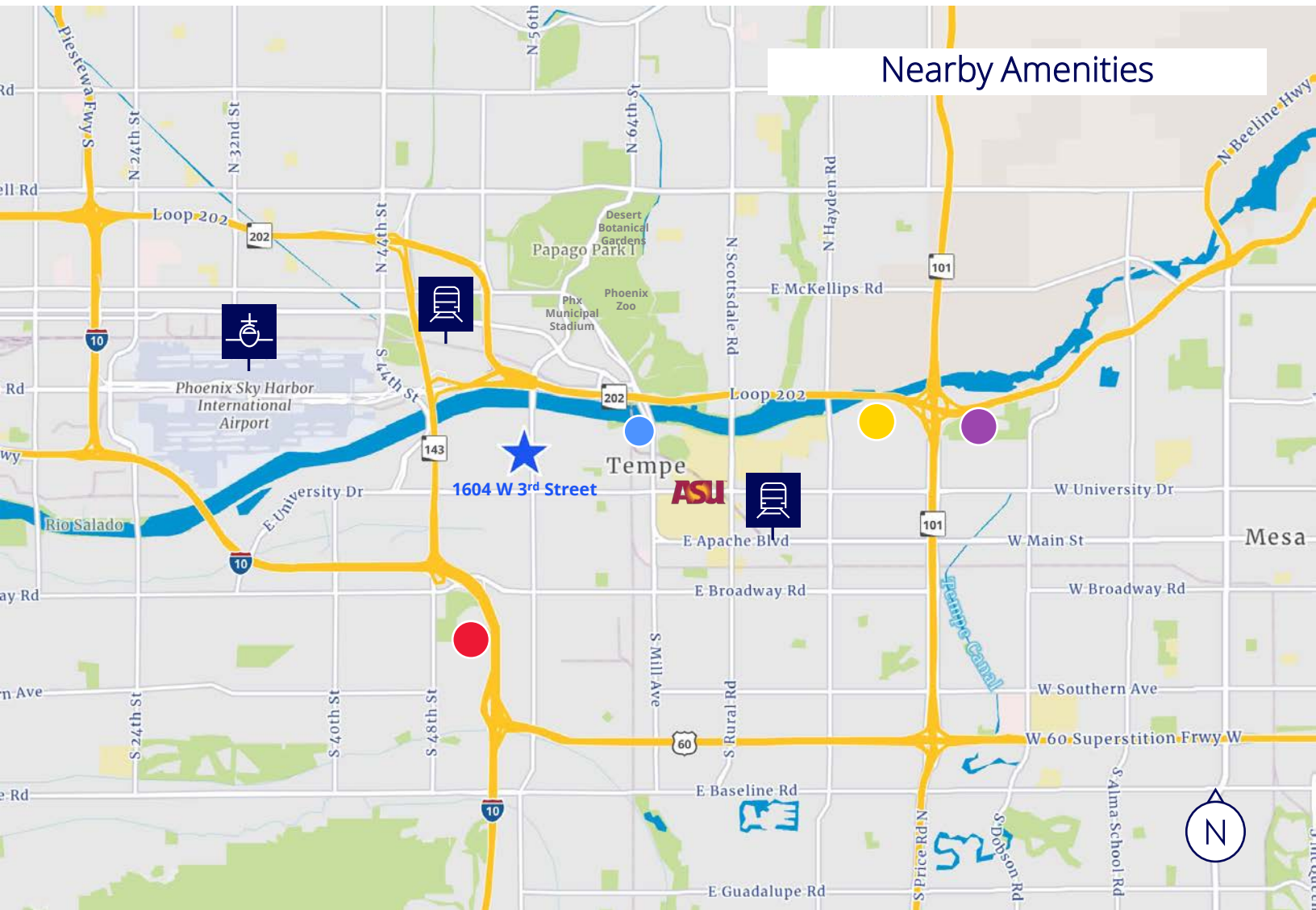
**Tempe Marketplace**



**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.





Contact me:

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