

OMP
OVERTON MOORE PROPERTIES

Invesco

CBRE



NEXTWAVE
TEMPE

1500 N MCCLINTOCK DR | TEMPE, AZ

CLASS A INDUSTRIAL BUILDINGS
AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

BUILDING 1

BUILDING SIZE:	±258,727 SF	DRIVE INS:	4
DIMENSIONS:	250' x 990'	AUTO PARKING:	264 stalls
CLEAR HEIGHT:	36'	POWER:	3,000 amps (Expandable)
COLUMN SPACING:	56' x 60'	SPEC OFFICE:	±3,666 SF
DOCK DOORS:	48		

BUILDING 2

BUILDING SIZE:	±239,787 SF	DRIVE INS:	4
DIMENSIONS:	220' x 1,053'	AUTO PARKING:	221 stalls
CLEAR HEIGHT:	32'	POWER:	3,000 amps (Expandable)
COLUMN SPACING:	60' x 56'	SPEC OFFICE:	±3,720 SF
DOCK DOORS:	54		

BUILDING 3

BUILDING SIZE:	±190,595 SF	DRIVE INS:	6
DIMENSIONS:	174' x 1,044'	AUTO PARKING:	252 stalls
CLEAR HEIGHT:	32'	POWER:	3,000 amps (Expandable)
COLUMN SPACING:	52' x 60'	SPEC OFFICES (3):	±2,512 - ±3,297 SF
DOCK DOORS:	60		



LIGHTING:
LED Warehouse Lighting



SPRINKLERS:
ESFR



TRUCK COURT:
Fully Secured Concrete Truck Court



ZONING:
GID, City of Tempe



SITE PLAN

- Dock Packages
- Spec Office

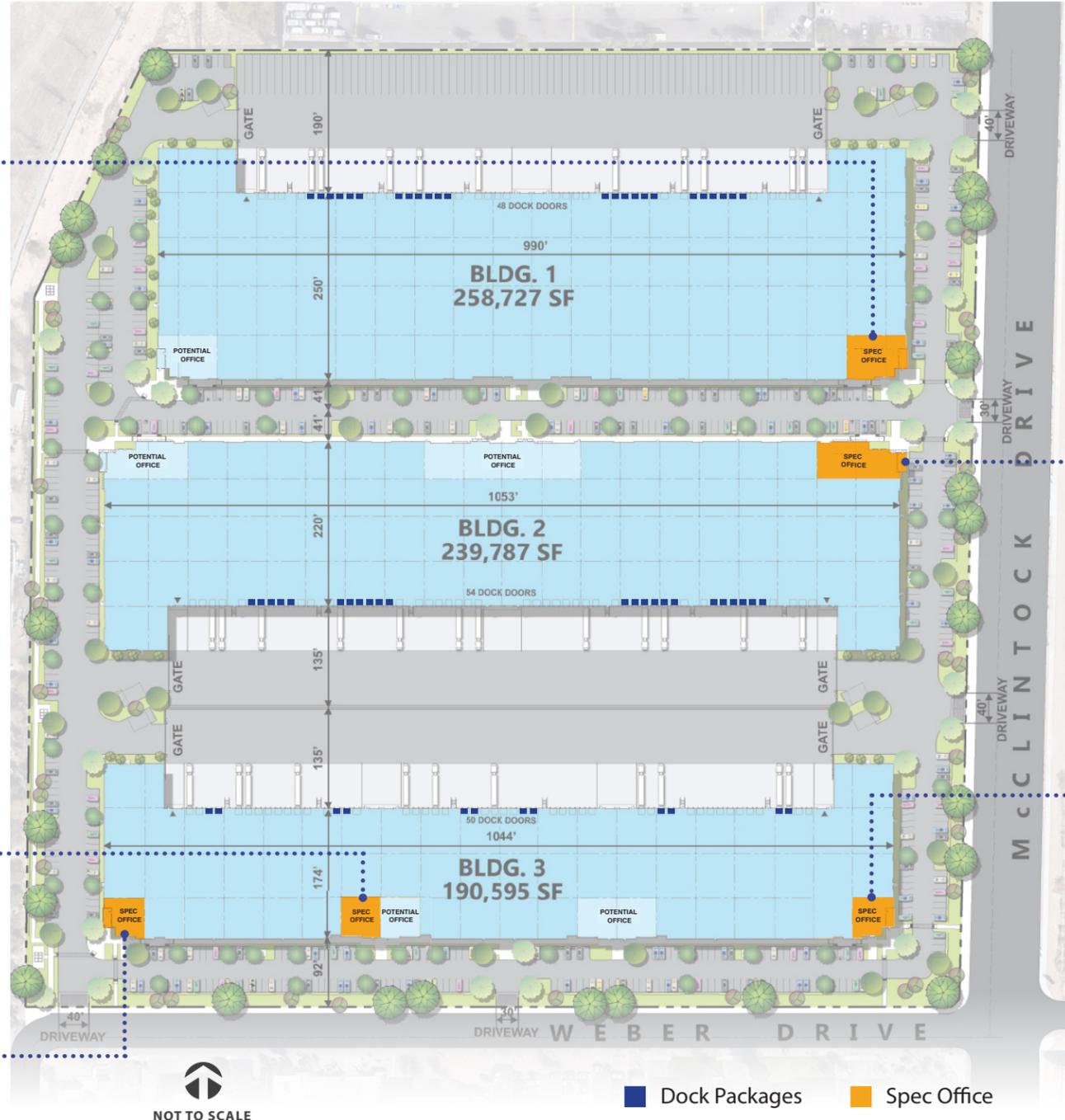


SPEC OFFICE PLANS



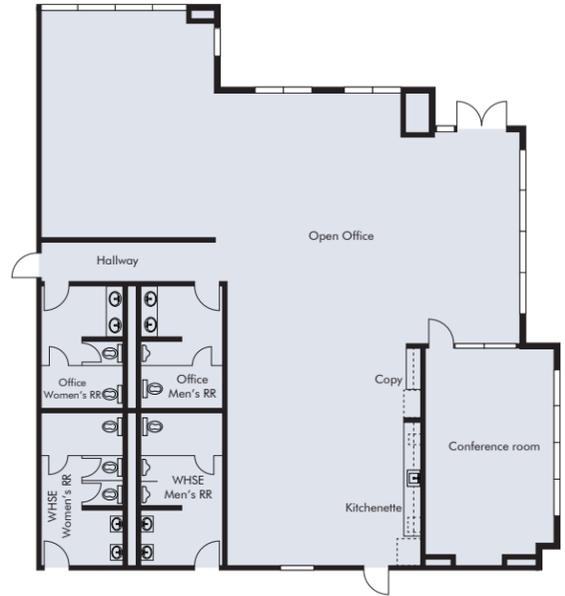
BLDG. 1

SPEC OFFICE FLOOR PLAN
±3,666 SF



BLDG. 2

SPEC OFFICE FLOOR PLAN
±3,666 SF



BLDG. 3

SPEC OFFICE FLOOR PLAN
±2,514 SF

BLDG. 3

SPEC OFFICE FLOOR PLAN
±3,666 SF



SPEC OFFICE FLOOR PLAN
±3,297 SF

BLDG. 3

STRATEGIC LOCATION



AIRPORT ACCESS
4 miles to Sky Harbor Airport



FREEWAY ACCESS
0.5 miles to Loop 202 Freeway
1 mile to Loop 101 Freeway

TEMPE, AZ AT A GLANCE

Excellent last mile location

Located in the heart of Metro Phoenix, reaching over 1.1M people in a 10-MILE radius

Diverse and abundant labor base



NOT TO SCALE

NOT TO SCALE

NEXTWAVE

TEMPE



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