

INDUSTRIAL CONDO FOR LEASE

1419 WEST 12TH PLACE | SUITE 103
TEMPE, AZ 85281



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LEVROSE
COMMERCIAL REAL ESTATE

TCN
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REAL ESTATE SERVICES

PROPERTY DETAILS



PROPERTY TYPE:
Industrial



LEASE RATE:
\$1.20/SF + Electric



AVAILABLE FOR LEASE:
±6,000 SF



PARCEL:
124-58-100



ZONING:
GID, Tempe

PROPERTY HIGHLIGHTS

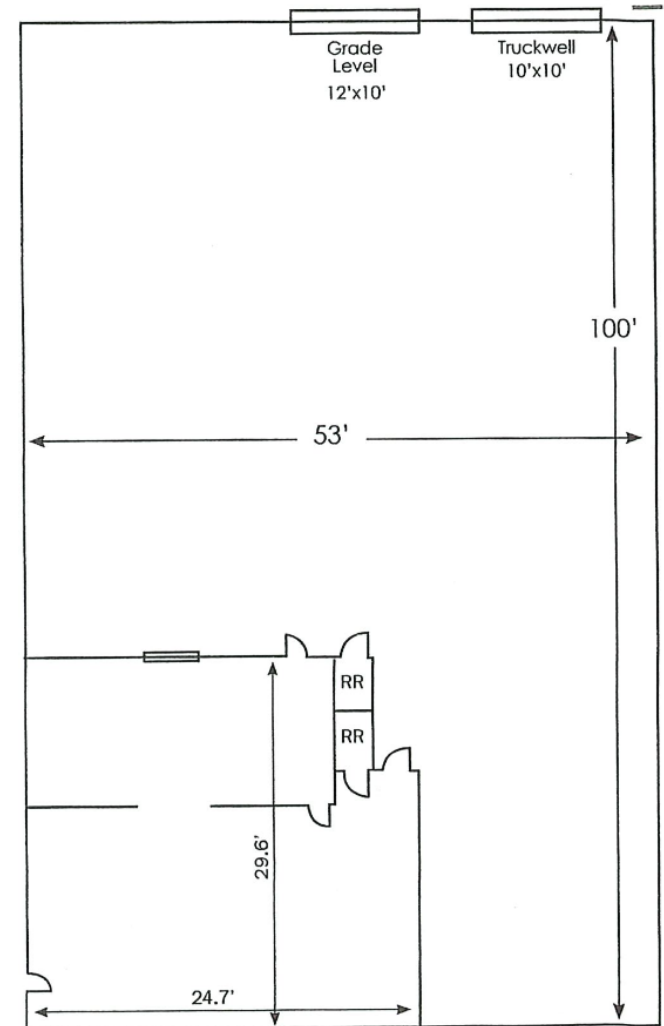
- **AVAILABLE NOW**
- ±800 office space
- One (1) Truckwell (10 x 10)
- One (1) Grade Level Door (12 x 10)
- ±16 foot clear height
- Fire Sprinklered
- Close proximity to Loop 202, 143, I-10 and SR 51
- No Columns
- Evap Cooled Warehouse
- SRP Power



INTERIOR PHOTO



FLOOR PLAN



AERIAL OVERVIEW

PHX PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT

ARIZONA
143

LOOP
202

US
60

INTERSTATE
10

SITE

ASU

E BROADWAY RD

E SOUTHERN AVE

S PRIEST DR

ARIZONA
MILLS

US
60

DEMOGRAPHICS

1419 W 12TH PL

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POPULATION

	1 MILE	3 MILES	5 MILES
2023	11,782	111,355	323,744
2028	11,997	113,207	327,795



HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2023	5,100	43,223	127,143
2028	5,178	44,009	128,560



AVERAGE INCOME

	1 MILE	3 MILES	5 MILES
2023	\$69,362	\$64,859	\$73,195



EMPLOYEES

	1 MILE	3 MILES	5 MILES
2023	19,009	111,747	221,536



BUSINESSES

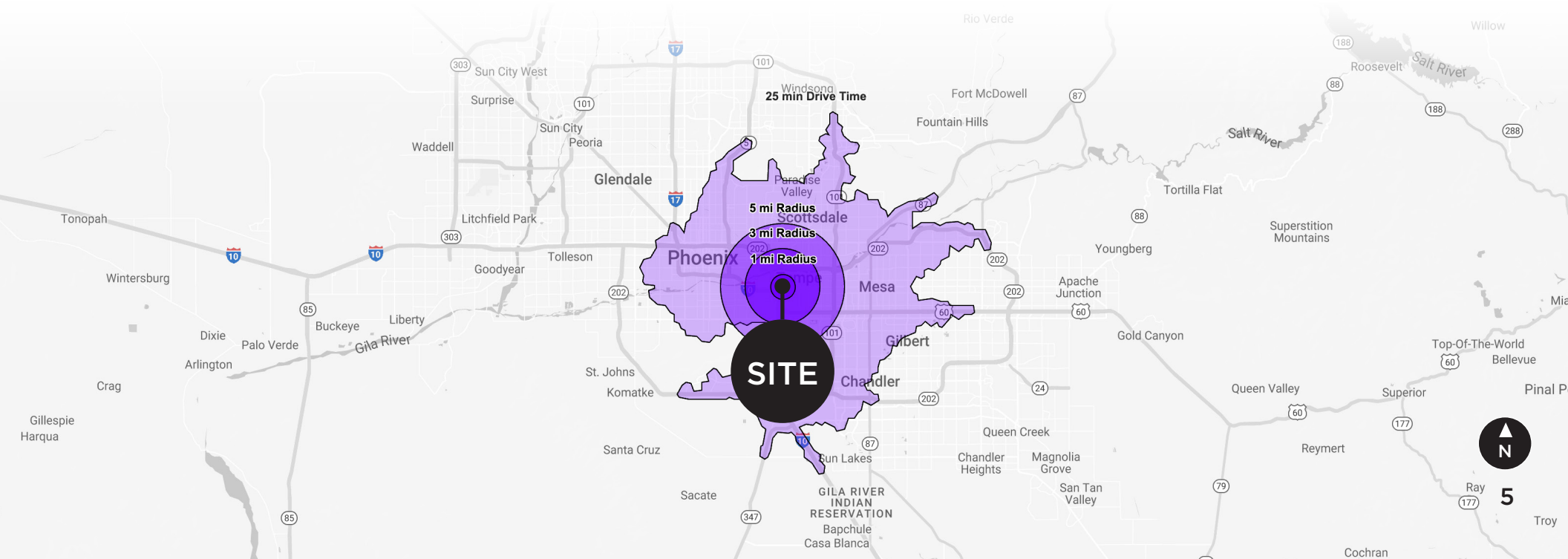
	1 MILE	3 MILES	5 MILES
2023	1,195	7,520	17,302



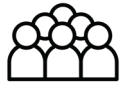
MEDIAN INCOME

	1 MILE	3 MILES	5 MILES
2023	\$50,756	\$51,712	\$56,230

Info gathered via Costar.com



TEMPE CITY OVERVIEW



185K +
TOTAL POPULATION



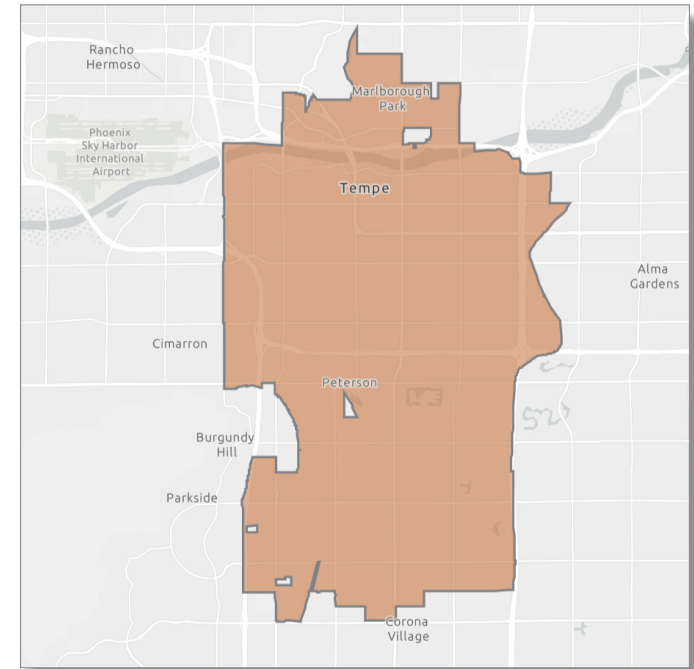
\$91K +
AVG HH INCOME

ACCESSIBLE LOCATION

Tempe is situated in the heart of the Valley and just 10 minutes from Phoenix Sky Harbor International Airport. The city is a top technology center in Arizona and a leading choice for major corporations. Primary city initiatives focus on transportation, accessibility, sustainability, quality of life, inclusivity, and more. There are over 210,000 employees in Tempe and Arizona State University employs the majority of daytime employees.

DIVERSE COMMUNITY

Tempe is a vibrant and active community. Home to Tempe Town Lake, Tempe Center for the Arts, Historic Mill Avenue, PAC 12 Sports, and the oldest comedy club in Arizona, Tempe Improv. With over 40 events and festivals in our downtown and lake district you can find something fun and relaxing to do any time you want. Tempe is the most walkable and bikeable city in the Valley, with hundreds of miles of bike lanes and pedestrian corridors.



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.



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