

HOHOKAM BUSINESS PARK | TEMPE



1205-1220 SOUTH PARK LN | 2404-2465 WEST 12TH ST | 1135-1235 SOUTH 48TH ST

FOR MORE INFORMATION

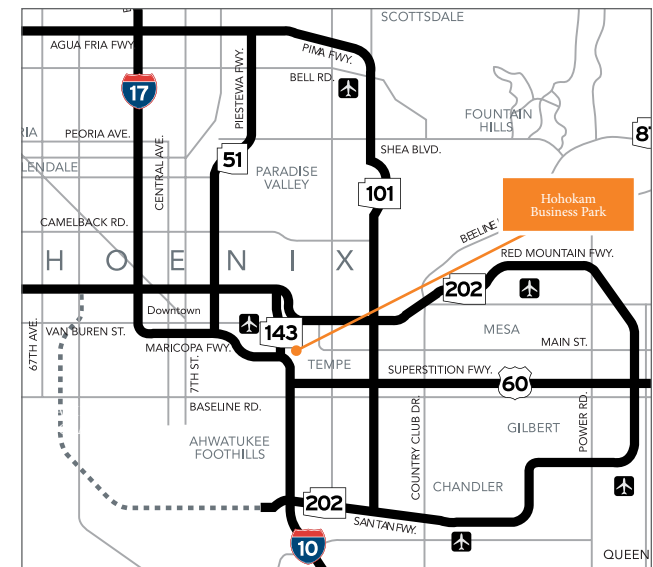
Golden St. John
602.692.7615
Golden@Vantage-Commercial.com

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PROPERTY FEATURES

- » Spec Spaces Available & More Coming Soon
- » Directly off 143 Freeway. Easy access to I-10 & Loop 202 Red Mountain Freeway
- » A/C cooled warehouses available,
- » GID Zoning, City of Tempe, SRP
- » 10'x10' Grade Doors
- » On-Site Property Management
- » Parking Ratio: 2.3/1,000 SF. Non-assigned covered parking available
- » NNN Lease (2026 Estimate: \$0.30/SF)

*Rates based on 5-year lease



The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



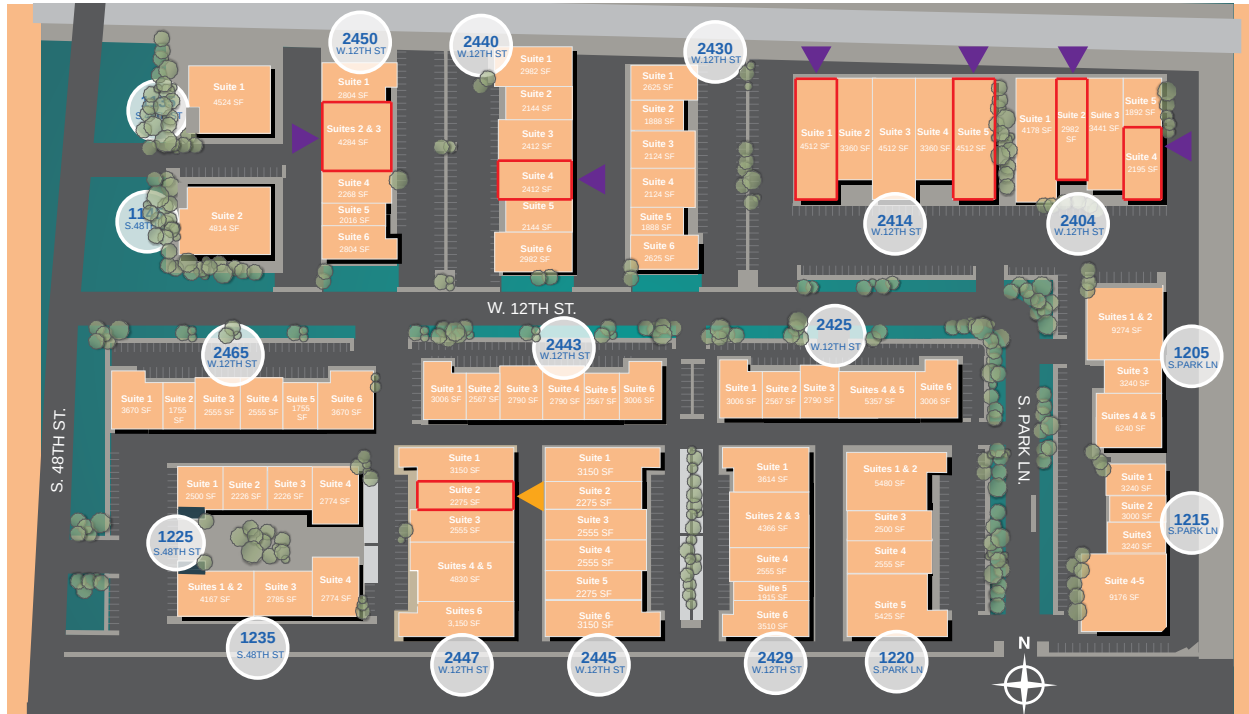
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SITE PLAN

■ OCCUPIED
 □ AVAILABLE
 ▲ EVAP
 ▲ HVAC



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BUILDING	SUITE	SF	RATE \$0.30 NNN	OFFICE %	COMMENTS	
2404 W 12th St	2	2,982	\$1.45	15%: Reception, 1 Office, 2 Restrooms	HVAC - 14'-8" Clear Height 200 amps, 120-240v	
2404 W 12th St	4	2,195	\$1.45	40%: Reception, 3 Offices, 2 Restrooms	HVAC - 15'-6" Clear Height *No Grade Level - Double Door Only*	
2414 W 12th St	1	4,512	\$1.45	34%: Reception, 2 Offices, Conf. Rm, Kitchenette, 2 Restrooms	HVAC 16' Clear Height - Ample Parking	
2414 W 12th St	5	4,512	\$1.45	45%: Lobby, 3 Offices, Conf. Room, Break Area, 2 Restrooms	HVAC 16' Clear Height - Ample Parking	
2440 W 12th St	5	2,144	\$1.45	45%: Large Open Area, Office, Conf. Room, Break Area, 2 Restrooms	HVAC Warehouse 16' Clear Height	
2447 W 12th St	2	2,275	\$1.45	60%: Reception, 3 Offices, Conf. Rm, Break, 2 Restrooms	Evap - 16' Clear Height 200 amps, 120-240v	
2450 W 12th St	2-3	4,284	\$1.45	46%: Large Open Reception/Bullpen, 4 Offices, Break, 2 Restrooms.	HVAC - 16' Clear Height 2 Grade Level Doors	

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 TEMPE 85281



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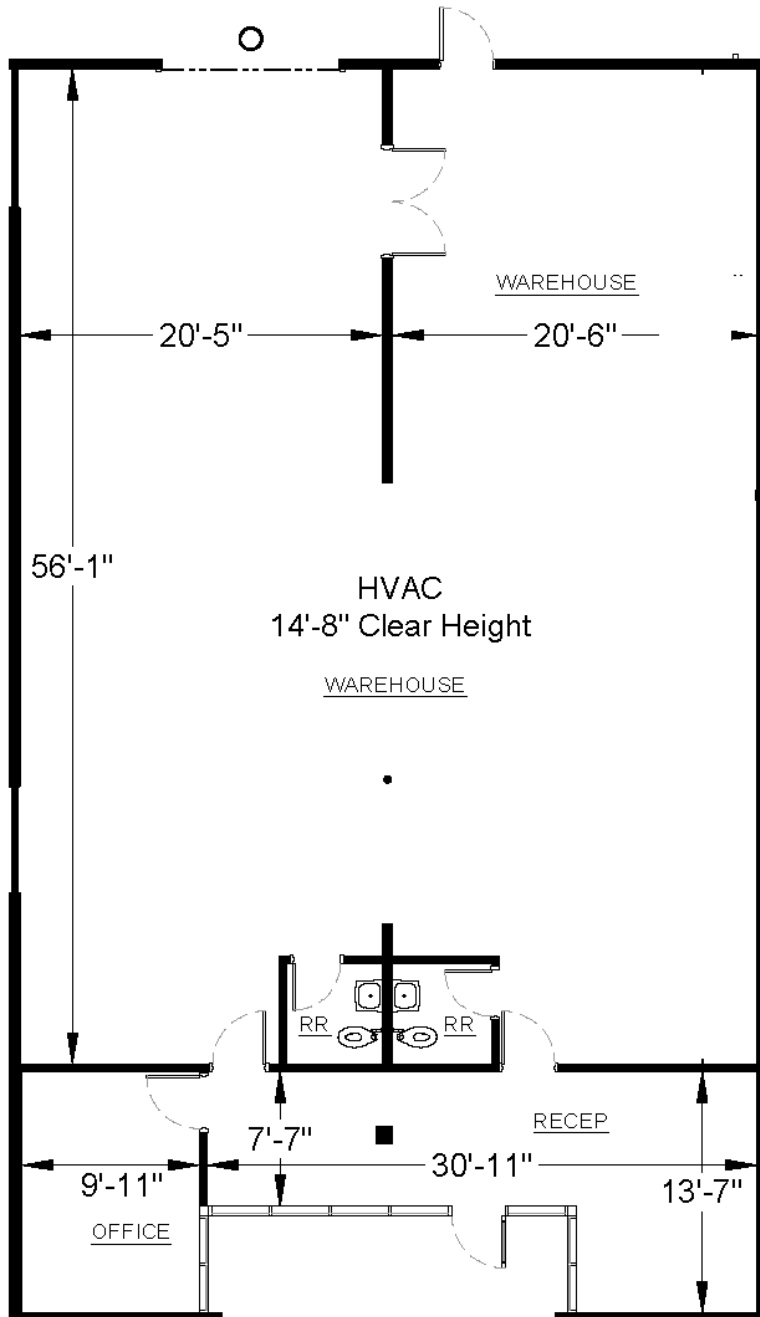


2404 W 12TH ST, SUITE 2

±2,982 SF

SPEC SUITE

\$1.45/SF + \$0.30 NNN



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PHOTOS



VIRTUAL TOUR

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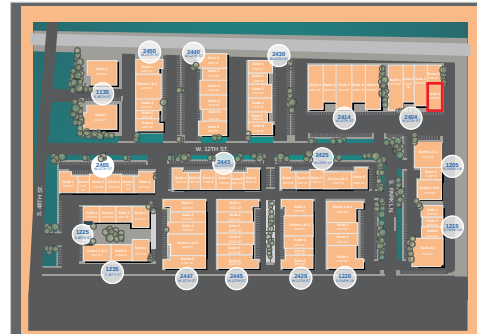
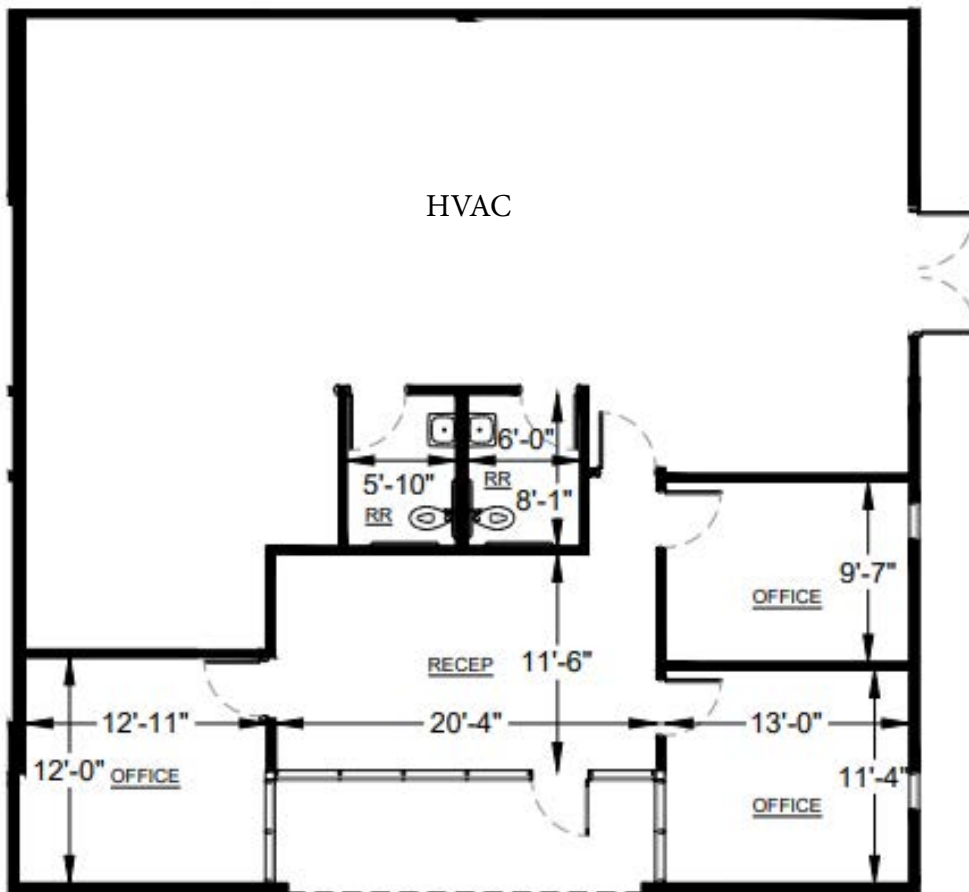


2404 W 12TH ST, SUITE 4

±2,195 SF

FORMER SPEC SUITE

\$1.45/SF + \$0.30 NNN



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2414 W 12TH ST, SUITE 1

±4,512 SF

FORMER SPEC SUITE

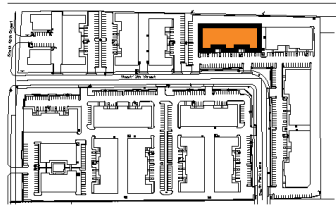
\$1.45/SF + \$0.30 NNN

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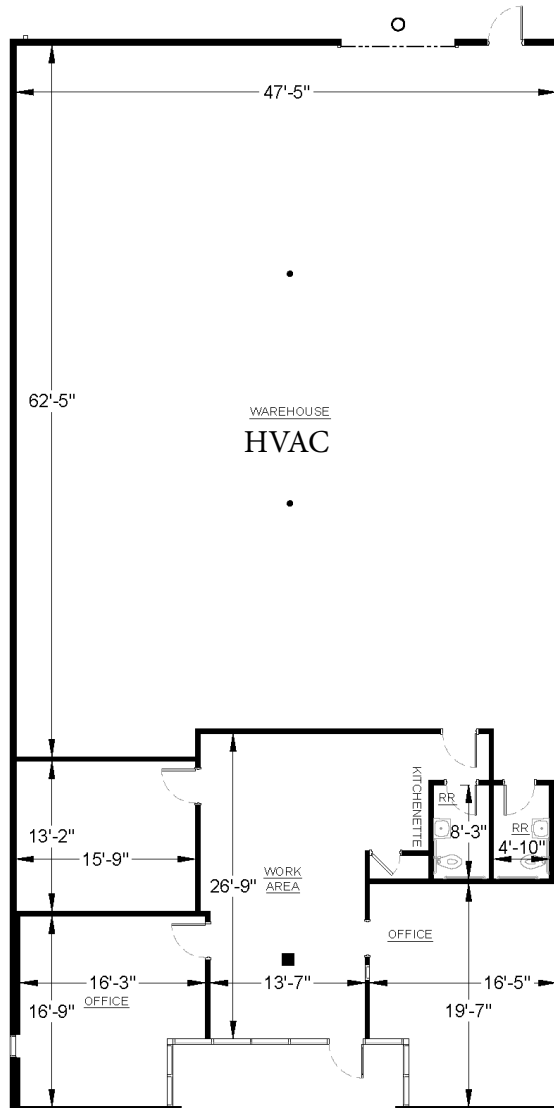
OFFICE AREA	1,537 SF
WAREHOUSE AREA	2,975 SF
TOTAL SUITE AREA	4,512 SF

CLEAR HEIGHT	
O GRADE LEVEL DOORS	1

SITE KEY PLAN:



BUILDING KEY PLAN:



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2414 W 12TH ST, SUITE 5

±4,512 SF

FORMER SPEC SUITE

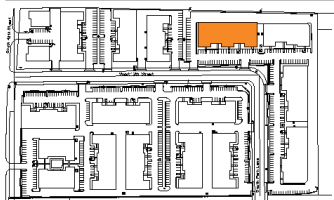
\$1.45/SF + \$0.30 NNN

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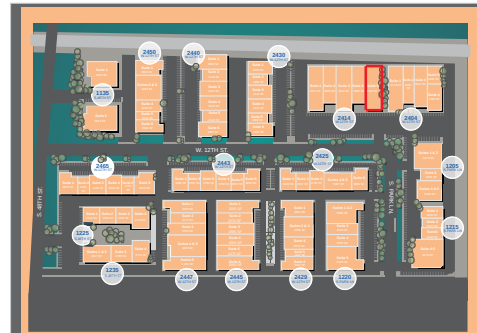
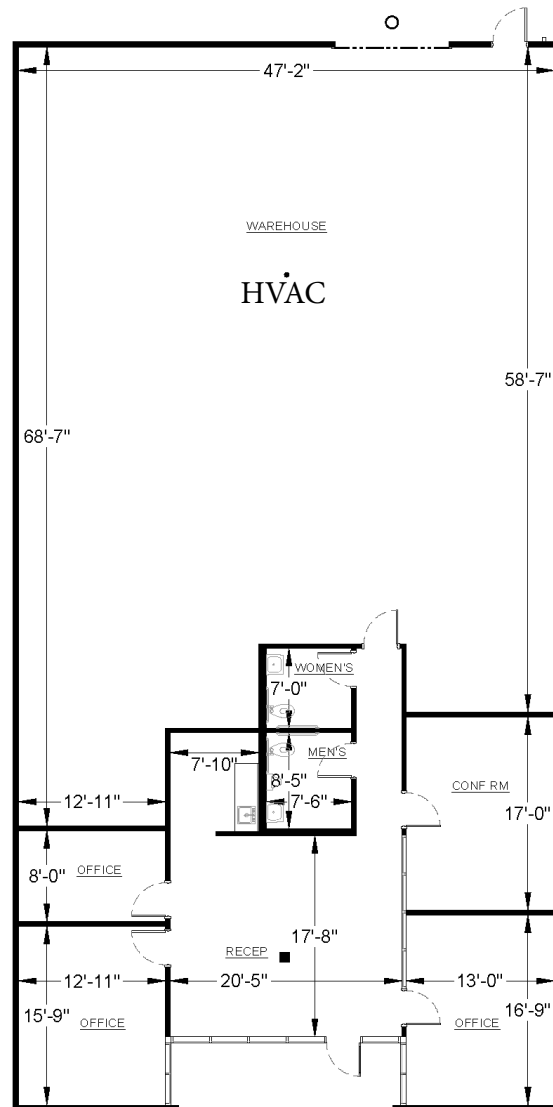
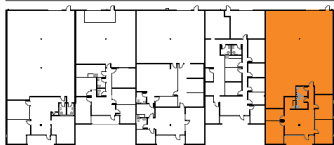
OFFICE AREA	1,603 SF
WAREHOUSE AREA	2,909 SF
TOTAL SUITE AREA	4,512 SF

CLEAR HEIGHT	10'-0"
O GRADE LEVEL DOORS	1

SITE KEY PLAN:



BUILDING KEY PLAN:



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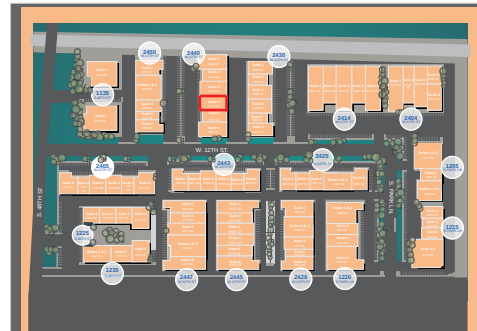
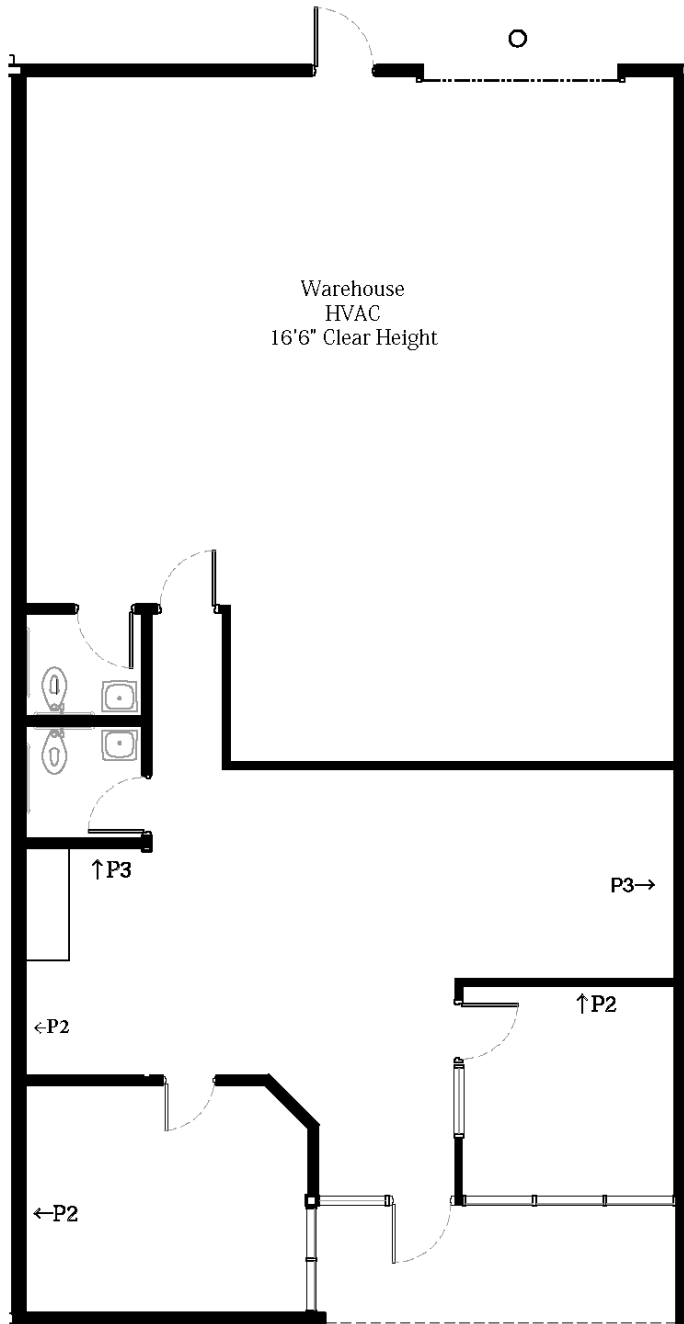
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2440 W 12TH ST, SUITE 5

±2,144 SF

\$1.45/SF + \$0.30 NNN



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2447 W 12TH ST, SUITE 2

±2,275 SF

SPEC SUITE

\$1.45/SF + \$0.30 NNN

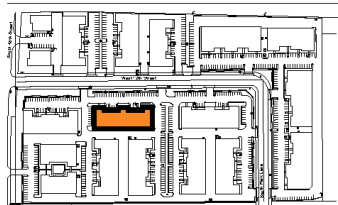
SUITE DATA:

OFFICE AREA	1,418 SF
WAREHOUSE AREA	857 SF
TOTAL SUITE AREA	2,275 SF

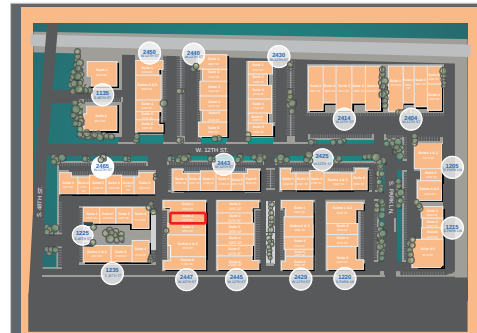
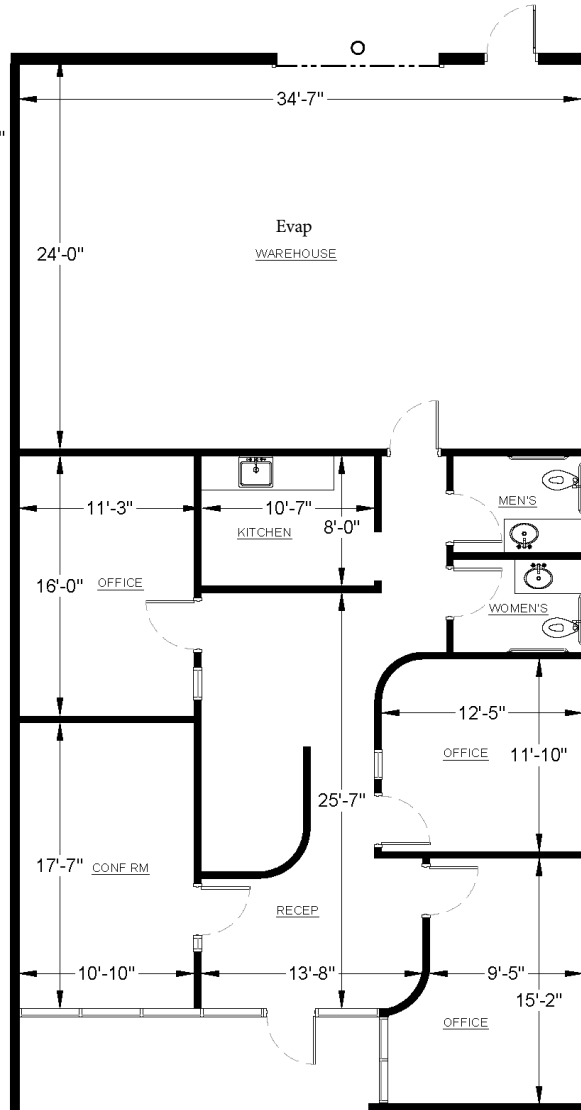
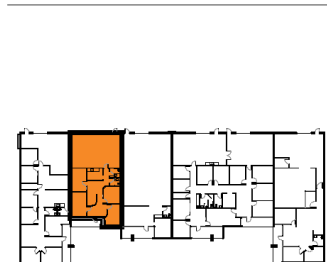
CLEAR HEIGHT Warehouse: 16'-8"
Office: 10'

○ GRADE LEVEL DOORS 1
200 amps, 120-240v, 3P

SITE KEY PLAN:



BUILDING KEY PLAN:



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2450 W 12TH ST, SUITE 2&3

±4,284 SF

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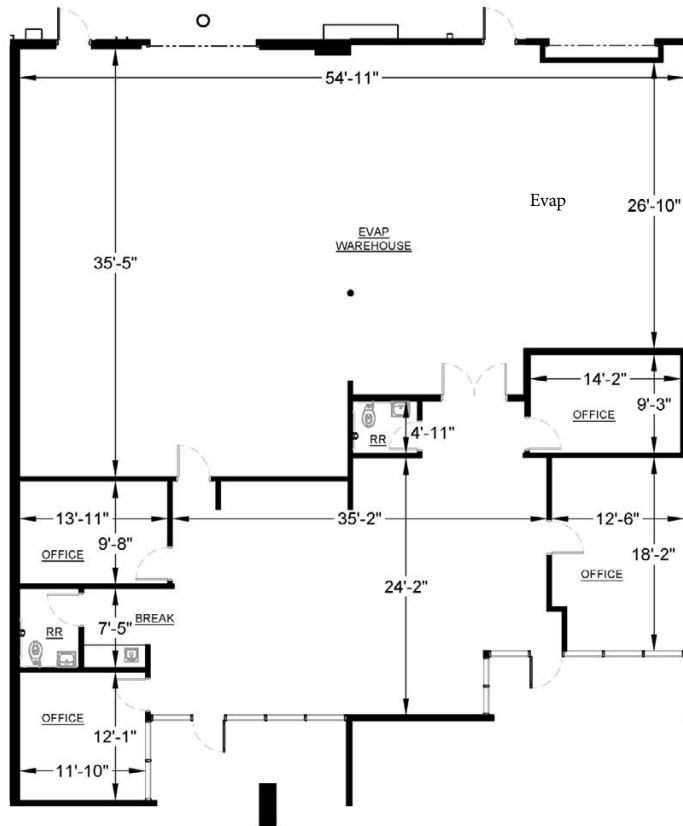
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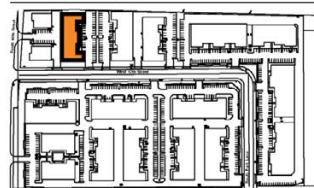


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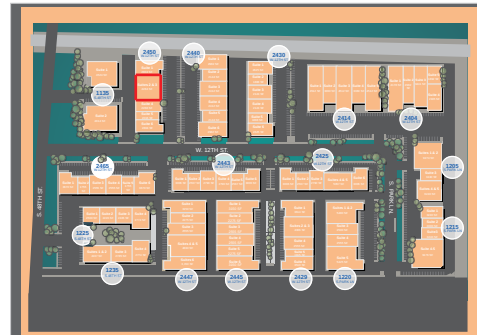
OFFICE AREA	1,989 SF
WAREHOUSE AREA	2,295 SF
TOTAL SUITE AREA	4,284 SF

CLEAR HEIGHT	16'-9"
O GRADE LEVEL DOORS	1

SITE KEY PLAN:



BUILDING KEY PLAN:



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