 1211 E Curry Rd, Tempe, AZ 85288

FOR LEASE

±24,100 SF of fenced yard

±4,592 SF of office space

Flexible I-1 zoning

CLASS FIVE
REALTY

CJ BARNETT

CJB@classfiverealty.com
(480) 862-2775



±0.93 AC LOT SIZE

**±4,592 SF
OFFICE SPACE**

±24,100 SF FENCED YARD

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REALTY

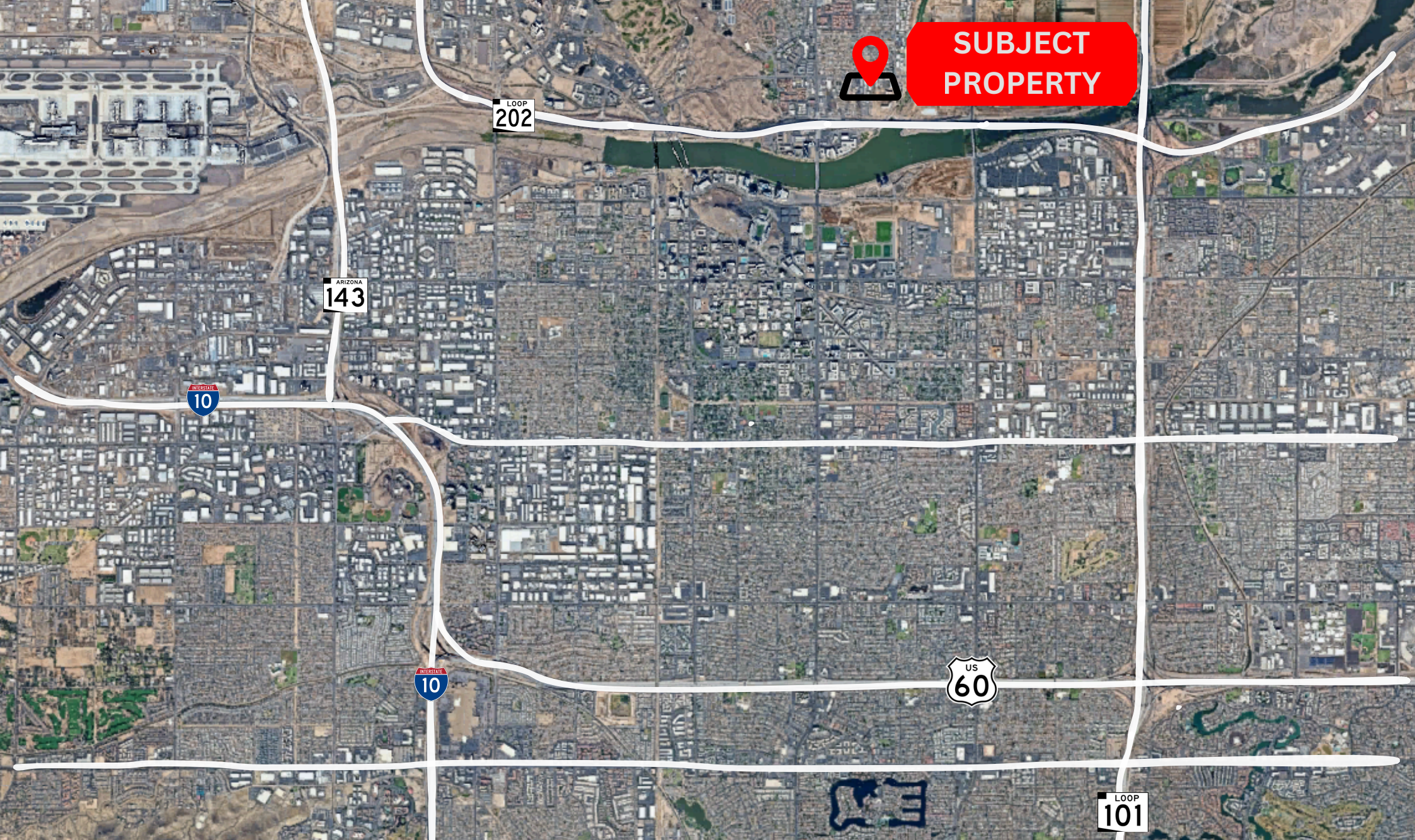
www.classfive.com



PROPERTY HIGHLIGHTS

- Flexible I-1 zoning allows for light industrial uses
- Ideal location in central Tempe
- Close to major industrial corridors and workforce hubs
- Easy access to Loop 101, Loop 202, US 60 & I-10 (2-7 miles).

1211 E Curry Road is located in a high-density area surrounded by strong industrial activity. Its central Tempe location offers excellent visibility and connectivity, with quick access to major freeways linking both the East and West Valley. This unique Opportunity Zone investment presents strong potential for future development and long-term growth. Its infill location places it within minutes of Downtown Tempe, Arizona State University, and Sky Harbor International Airport — providing immediate access to a large workforce and customer base.



**SUBJECT
PROPERTY**

LOOP
202

ARIZONA
143

INTERSTATE
10

INTERSTATE
10

US
60

LOOP
101



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