

SKY HARBOR LANDING



2405 W UNIVERSITY DR | 912 S PARK LN | 918 S PARK LN | TEMPE | ARIZONA | 85281

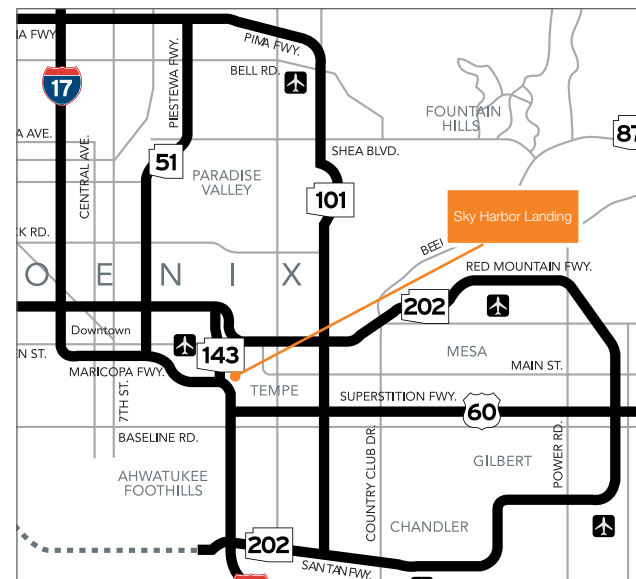
FOR MORE INFORMATION:

GOLDEN ST. JOHN
602.692.7615
golden@vantage-commercial.com

VANTAGE COMMERCIAL
Scottsdale, AZ 85258
www.vantage-commercial.com

PROPERTY FEATURES

- Spec Suites Available for immediate occupancy
- Each Suite contains Grade Level (12'x14' or 10'x12') and Truckwell / Dock High (8'x10') Doors
- Large Truck Court with excellent maneuverability
- 14' - 20' Warehouse Clear Heights
- GID Zoning, City of Tempe - Fully Sprinklered
- 120/208v, 3 phase - SRP
- 1.10/1,000 parking ratio
- 3 Minutes from Phx Sky Harbor Airport
- NNN Lease (Current Estimate: \$0.30/SF)



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. Broker or landlord makes no representation as to the environmental condition of the property and recommends tenant's independent investigation.



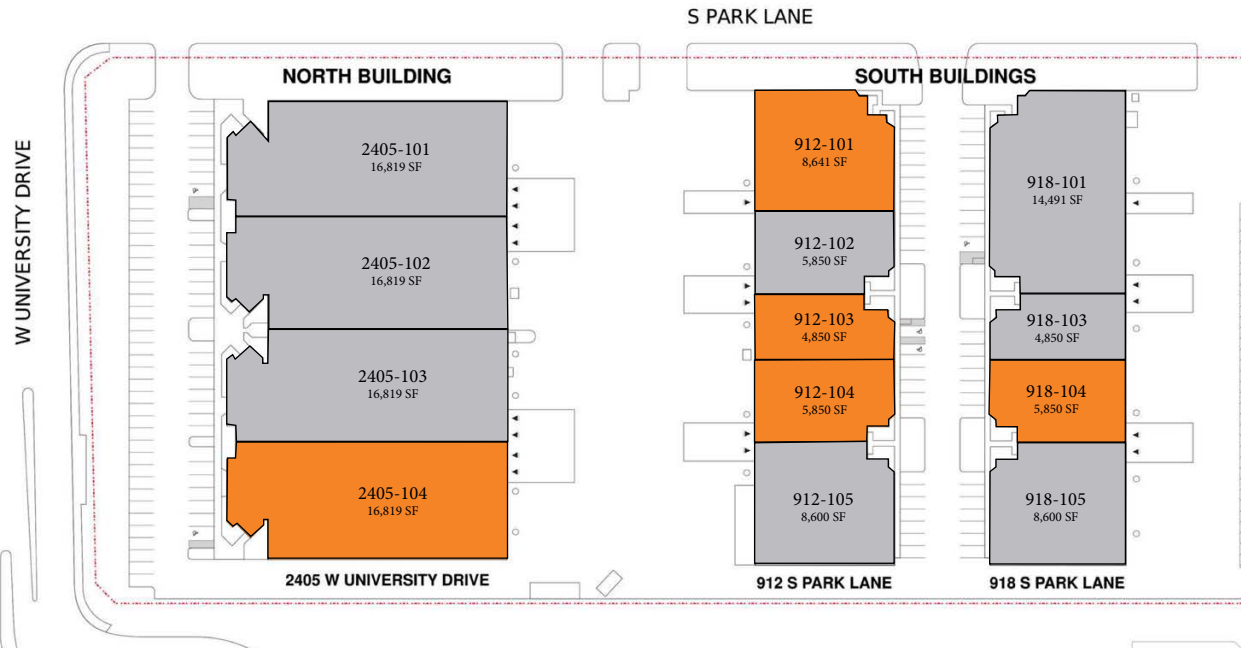
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SITE PLAN



LEGEND	
▲	DOCK HIGH DOORS
○	GRADE LEVEL DOORS

AVAILABLE OCCUPIED



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AVAILABILITIES

SUITE	SF	RATE (\$0.30 NNN)	BUILDOUT	NOTES	360° VIRTUAL TOUR
2405 - 104	16,819	\$1.35	12%: *SPEC SUITE* Atrium Lobby, 4 Offices, Conf. Room, Break Room, 3 Restrooms.	Evap Warehouse 15' - 16' Clear Height 2 Grade & 2 Dock-High	360° VIRTUAL TOUR
912 - A101	8,641	\$1.45	28%: Atrium reception, 3 Offices, 2 large office/bullpen areas, Break Room, 2 Restrooms.	HVAC Warehouse Area Evap Main Warehouse 16'-17' Clear Height	360° VIRTUAL TOUR
912 - A103	4,850	\$1.45	15%: Atrium reception, 2 Offices, 2 Restrooms	Evap Warehouse 16' - 17' Clear Height 200 amps, 120/208v	360° VIRTUAL TOUR
912 - A104	5,850	\$1.45	12%: *SPEC SUITE* Atrium reception, 2 Offices, 2 Restrooms	HVAC Warehouse 16' - 17' Clear Height 200 amps, 120/208v	360° VIRTUAL TOUR
918 - B104	5,850	\$1.45	15%: Atrium reception, 2 Offices, 2 Restrooms	Evap Warehouse 16' - 17' Clear Height	360° VIRTUAL TOUR

2405 W UNIVERSITY DR, SUITE 104



SUITE DATA:

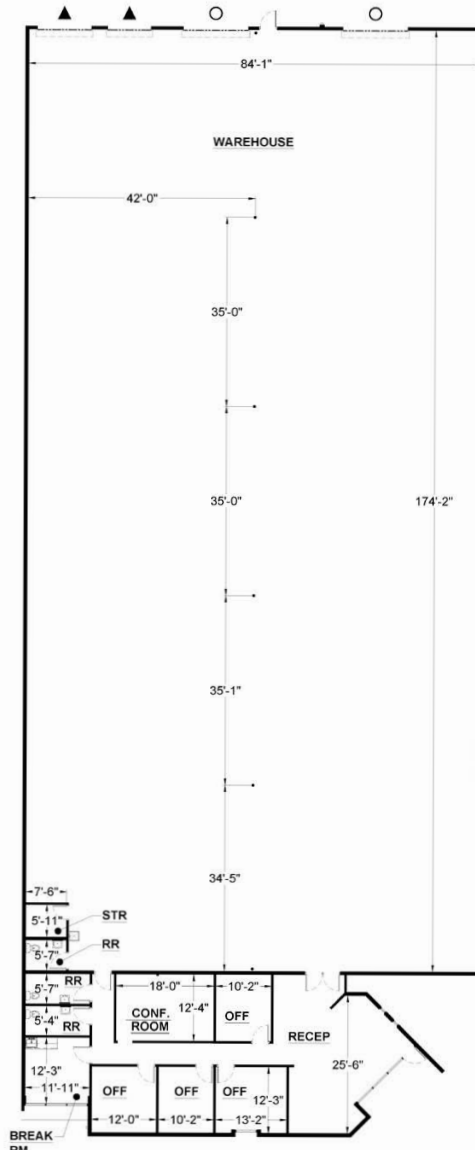
OFFICE	2,031 SF
WAREHOUSE	14,788 SF
TOTAL	16,819 SF

CLEAR HEIGHT	15'-6" - 16'-6"
O GRADE LEVEL DOORS	2
▲ DOCK HIGH DOORS	2

SITE KEY PLAN:



BUILDING KEY PLAN:



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PHOTOS



VIRTUAL TOUR

SKY HARBOR LANDING

2405 W UNIVERSITY DR

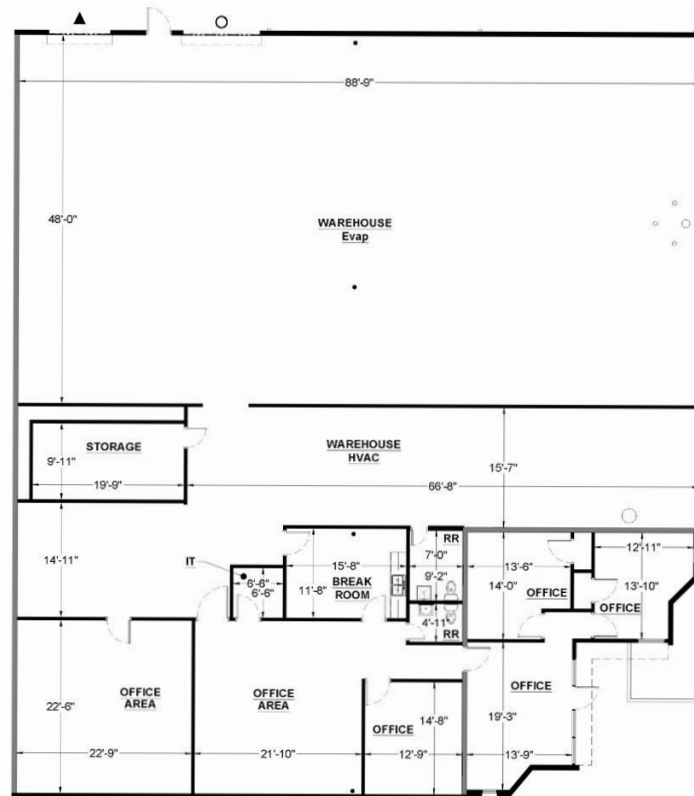
912 S PARK LN | 918 S PARK LN

TEMPE, AZ 85281



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912 S PARK LANE, SUITE A101



SUITE DATA:

OFFICE	2,456 SF
WAREHOUSE	4,382 SF
A/C WAREHOUSE	1,803 SF
TOTAL	8,641 SF

CLEAR HEIGHT	16'-10" - 17'-10"
○ GRADE LEVEL DOORS	1
▲ DOCK HIGH DOORS	1

SITE KEY PLAN:



BUILDING KEY PLAN:



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PHOTOS



360° VIRTUAL TOUR

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912 S PARK LANE, SUITE A103



SUITE DATA:

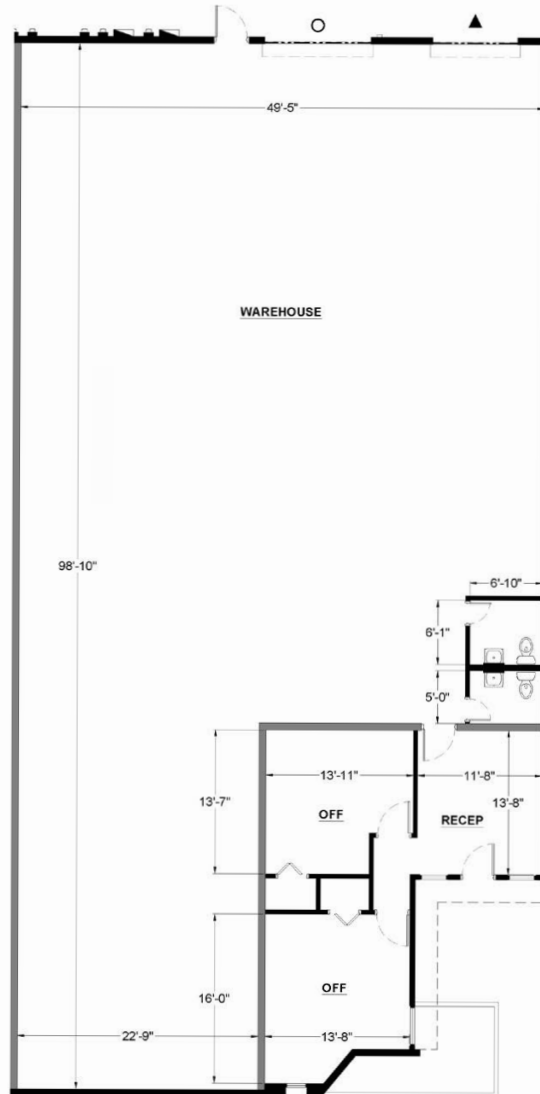
OFFICE	721 SF
WAREHOUSE	4,129 SF
TOTAL	4,850 SF

CLEAR HEIGHT	16'-10" - 17'-10"
O GRADE LEVEL DOORS	1
▲ DOCK HIGH DOORS	1

SITE KEY PLAN:



BUILDING KEY PLAN:



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PHOTOS



360° VIRTUAL TOUR

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912 S PARK LANE, SUITE A104



SUITE DATA:

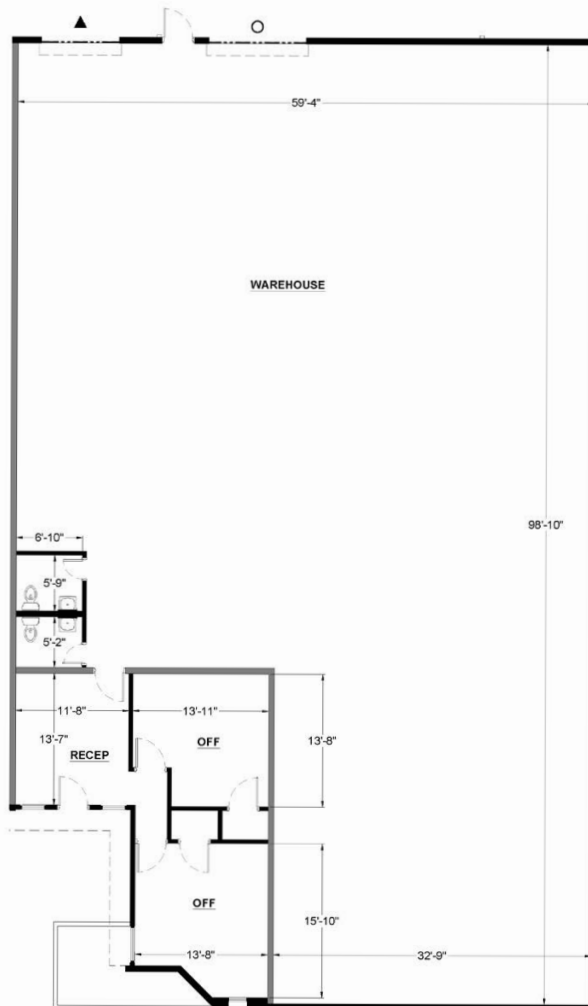
OFFICE	703 SF
WAREHOUSE	5,147 SF
TOTAL	5,850 SF

CLEAR HEIGHT	16'-10" - 17'-10"
O GRADE LEVEL DOORS	1
▲ DOCK HIGH DOORS	1

SITE KEY PLAN:



BUILDING KEY PLAN:



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918 S PARK LANE, SUITE B104



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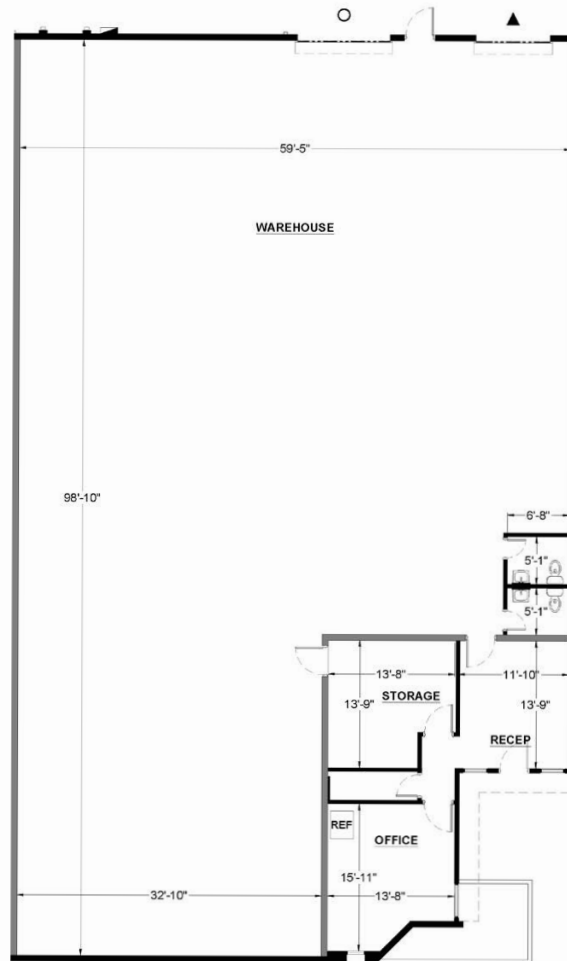
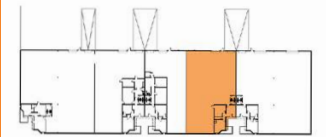
OFFICE 802 SF
WAREHOUSE 5,048 SF
TOTAL 5,850 SF

CLEAR HEIGHT 16'-10" - 17'-10"
O GRADE LEVEL DOORS 1
▲ DOCK HIGH DOORS 1

SITE KEY PLAN:



BUILDING KEY PLAN:



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AMENITIES & IMPROVEMENTS



NEARBY AMENITIES

Sky Harbor Airport
Subway
Rally's Hamburgers
Dunkin Donuts
McDonalds
Del Taco

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