

# FAIRMONT BUSINESS PARK

1115 West Fairmont Drive  
Building C  
Tempe, Arizona 85282



## FOR LEASE

## \$1.45 NNN

### PROPERTY HIGHLIGHTS

- ♦ ±8,184 SF Industrial Building
- ♦ ±1,090 SF of Office
- ♦ Large Secured Yard (53'x69')
- ♦ Warehouse with Skylights
- ♦ Heavy Power
- ♦ Natural Gas at Street
- ♦ 20' Clearance
- ♦ 17 Parking Spaces (expandable)
- ♦ Sprinklered
- ♦ Easy Access to SR 143, I-10 FWY, US 60, and Loop 202
- ♦ Zoned G-I, City of Tempe

### Space Features:

- Reception Area
- 2 Offices
- Conference Room
- 12' x 14' Grade Level Door
- Break Room
- 2 Restrooms

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.  
Effective 05/27/25

THE **LEROY  
BREINHOLT**  
TEAM

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**COMMERCIAL PROPERTIES INC.**

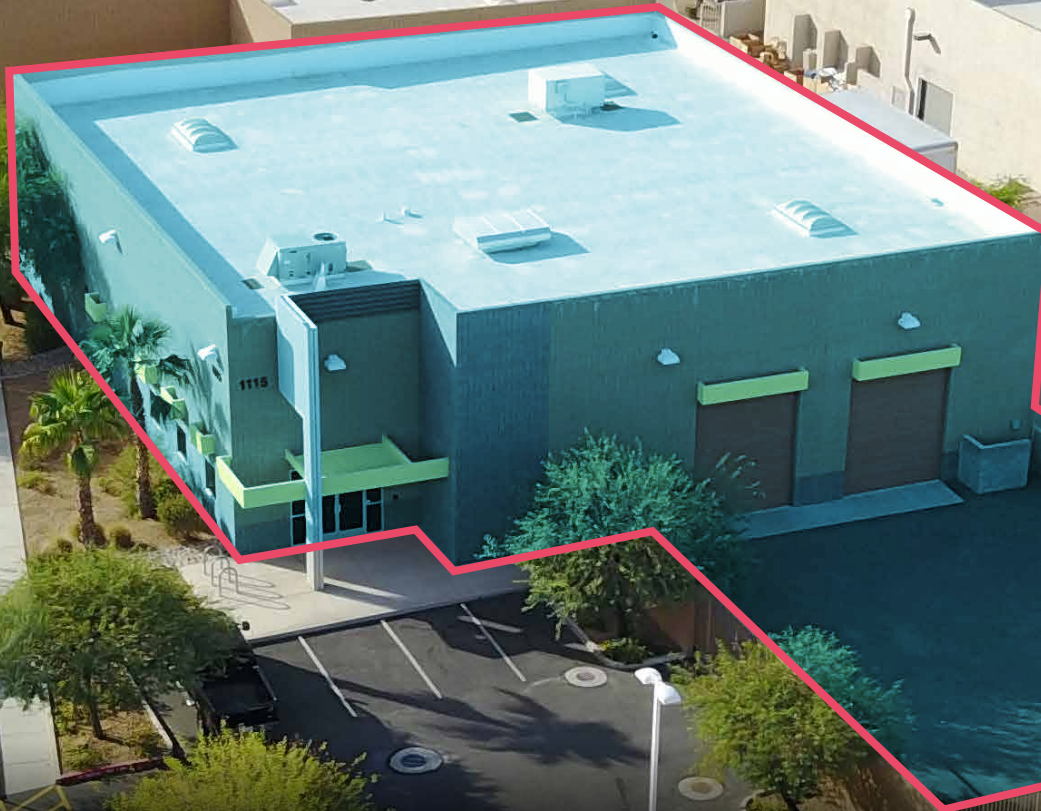
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TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com



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## AREA AMENITIES

Sky Harbor Airport  
Downtown Tempe  
Tempe Town Lake  
Light Rail Access  
ASU

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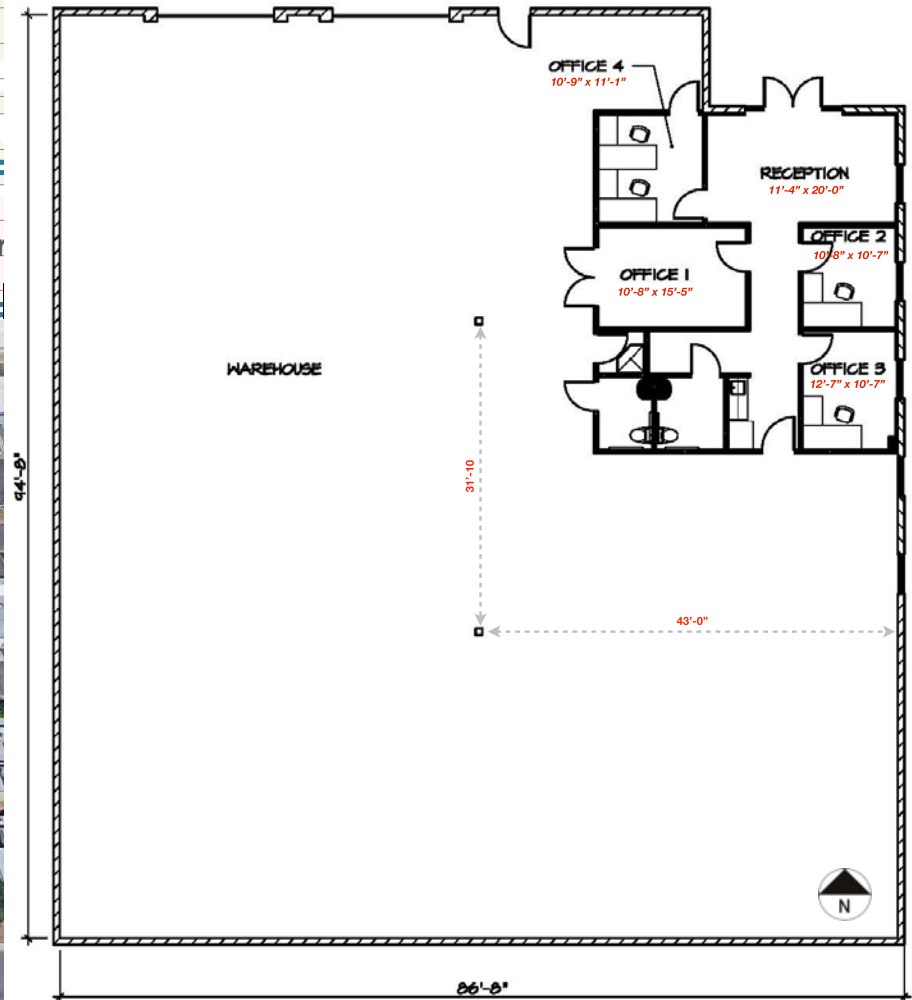
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