

# OWNER USER SALE

## 2605 W 1<sup>ST</sup> STREET

**ROSS  
BROWN**





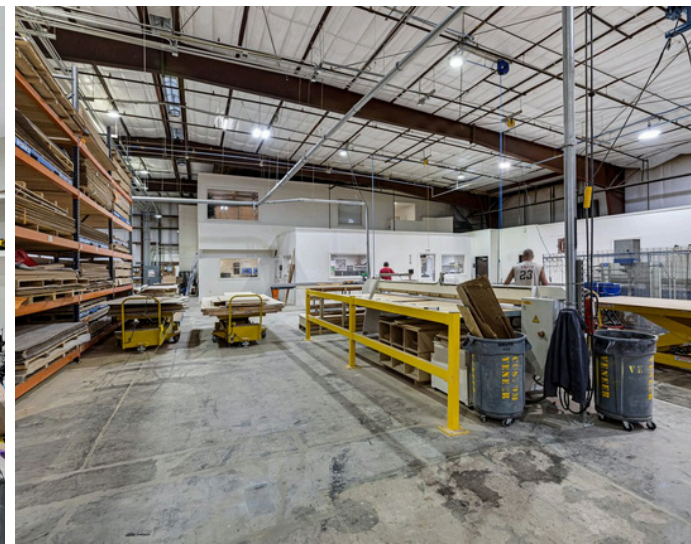


## **SITE FEATURES - 2605 W 1<sup>ST</sup> STREET, TEMPE, ARIZONA 85281**

- +/- 44,490 SF
- 2.69 Acre Lot
- Dock High Loading
- 18' Clear Height
- 1,600A 277/480V 3P Heavy Power
- 2 Dock High Loading Positions
- Zoning: City of Tempe, I-2 (GID)
- +/- 5,000 SF of Office
- 4 Grade Level Doors (3 Oversized Doors)
- Fenced and Secured Yard with 10' Wall
- Primarily Clear Span Warehouse
- Outdoor Covered Canopy Space for Product
- 1 Mile from Phoenix Sky Harbor International Airport
- Excellent Freeway Access



# SITE PHOTOS







**Oversized Door**

**Oversized Door**

**Oversized Door**

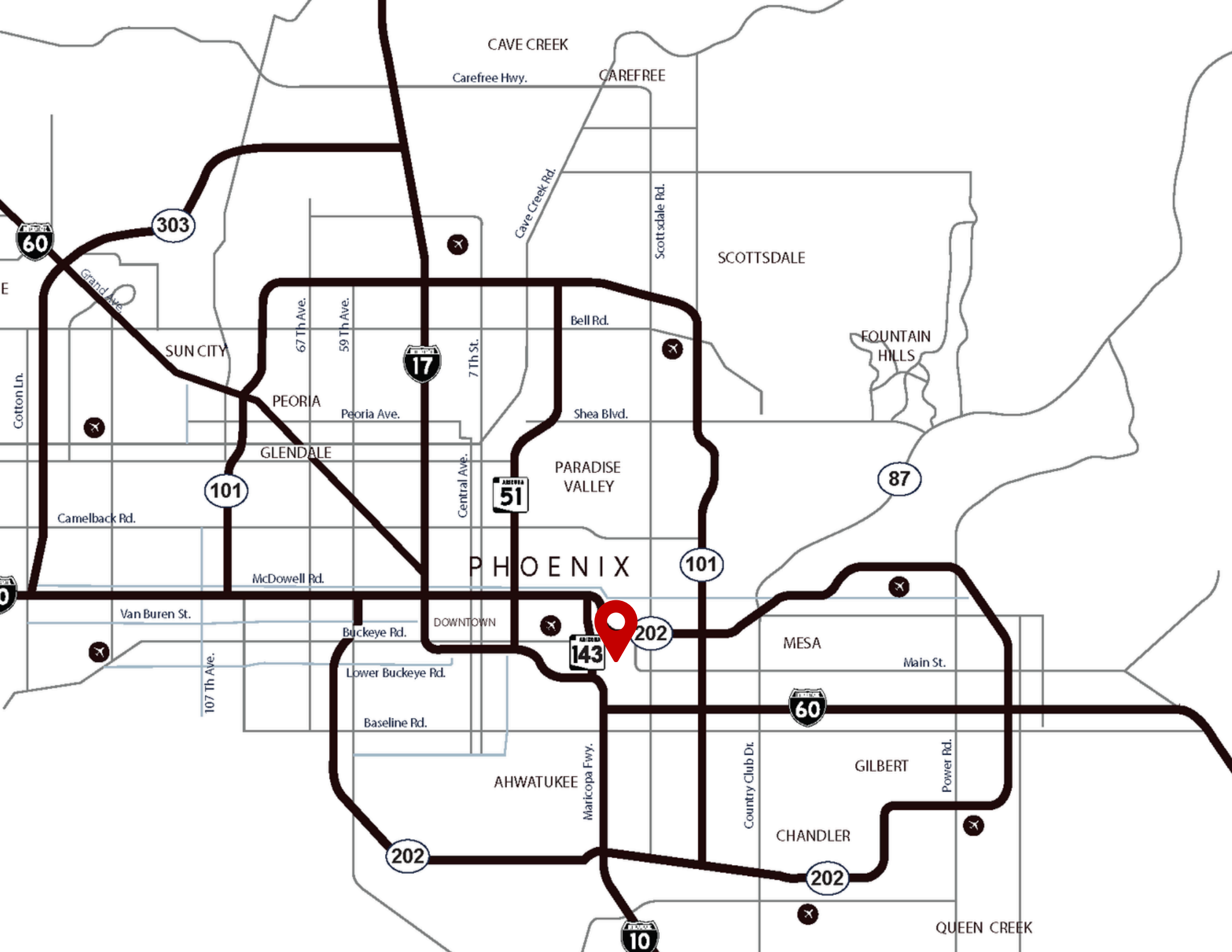
## **SITE PLAN**



**Grade Level Door**



**Dock High Loading Position**





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