

# 2050 EAST 5TH STREET

Tempe, AZ 85288

## INDUSTRIAL PROPERTY FOR SUBLEASE



### PROPERTY DESCRIPTION

Located in North East Tempe, the area surrounding the property offers a dynamic mix of convenience and amenities for industrial and manufacturing tenants. Just minutes from the Loop 101 and Loop 202, this prime location provides easy access to the rest of the valley. With proximity to Arizona State University, Tempe Marketplace and Sky Harbor International Airport, the area presents an ideal balance of work and lifestyle in the heart of Tempe.

### PROPERTY HIGHLIGHTS

- 100% HVAC Warehouse
- Secured Shared Yard
- (2) 12'x10' Grade Level Doors
- 14' Foot Clear Height
- 400 Amps - 3 Phase - 120/208V

### AVAILABLE (SUBLEASE)

### LEASE RATE

### SIZE

**Suite 2 & 3**

**Call**

**3,520 SF**

**Master Term Expiration**

**October 31, 2027**

Reception, (4) Offices  
Kitchen, (2) Restrooms  
HVAC Warehouse

(2) 12'x10' Grade Level Doors

400 Amps - 120/208V Power

Secured Shared Yard

2150 East Highland Avenue, Suite 207, Phoenix, AZ 85016 // 602.955.3500 // [cutlercommercial.com](http://cutlercommercial.com)

### FRANKLIN CONNELL

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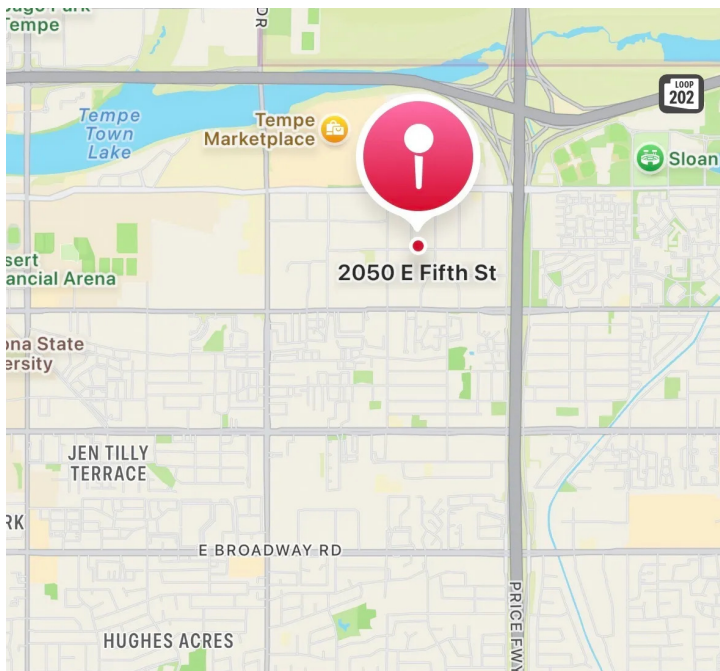


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