

CREATION 

CBRE



UP RAIL CAPABLE



SOURCE
BUSINESS
CENTER

811 W WARNER RD | TEMPE, AZ

±144,885 SF
INDUSTRIAL BUILDING
WITH 6 AC OF YARD

PROJECT FEATURES



Zoned GID,
City of Tempe



Outdoor Tenant
Amenity Area



UP Rail Spur
Capable



Close Proximity
to Full Diamond
Interchanges on
I-10 & Loop 101



6 AC Yard
Available for IOS
or Vehicle Parking

MAKE-READY IMPROVEMENTS

OFFICE:

±3,081 SF Spec Office

HVAC:

Warehouse HVAC

LIGHTING:

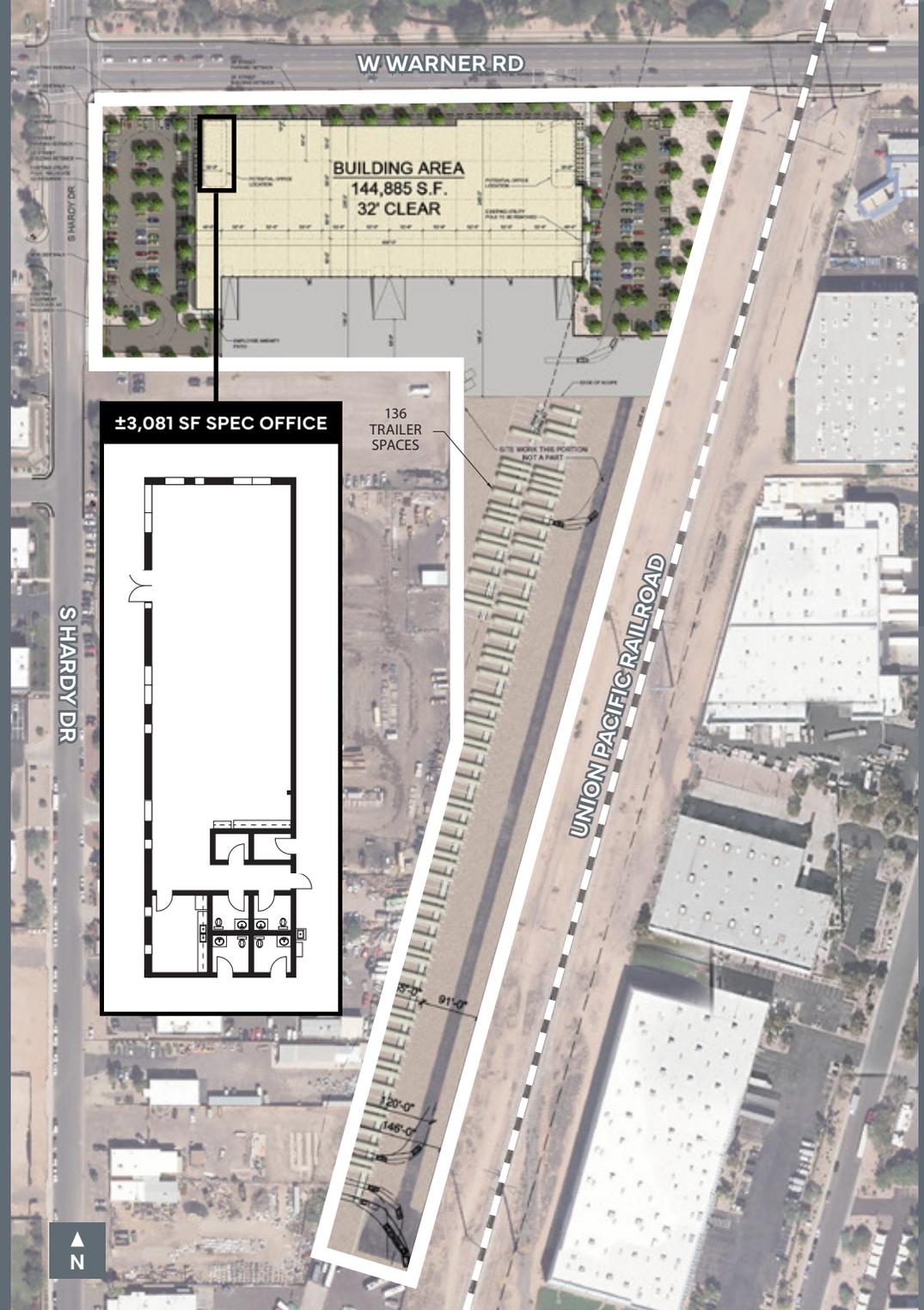
Warehouse LED Lighting

DISTRIBUTION GEAR:

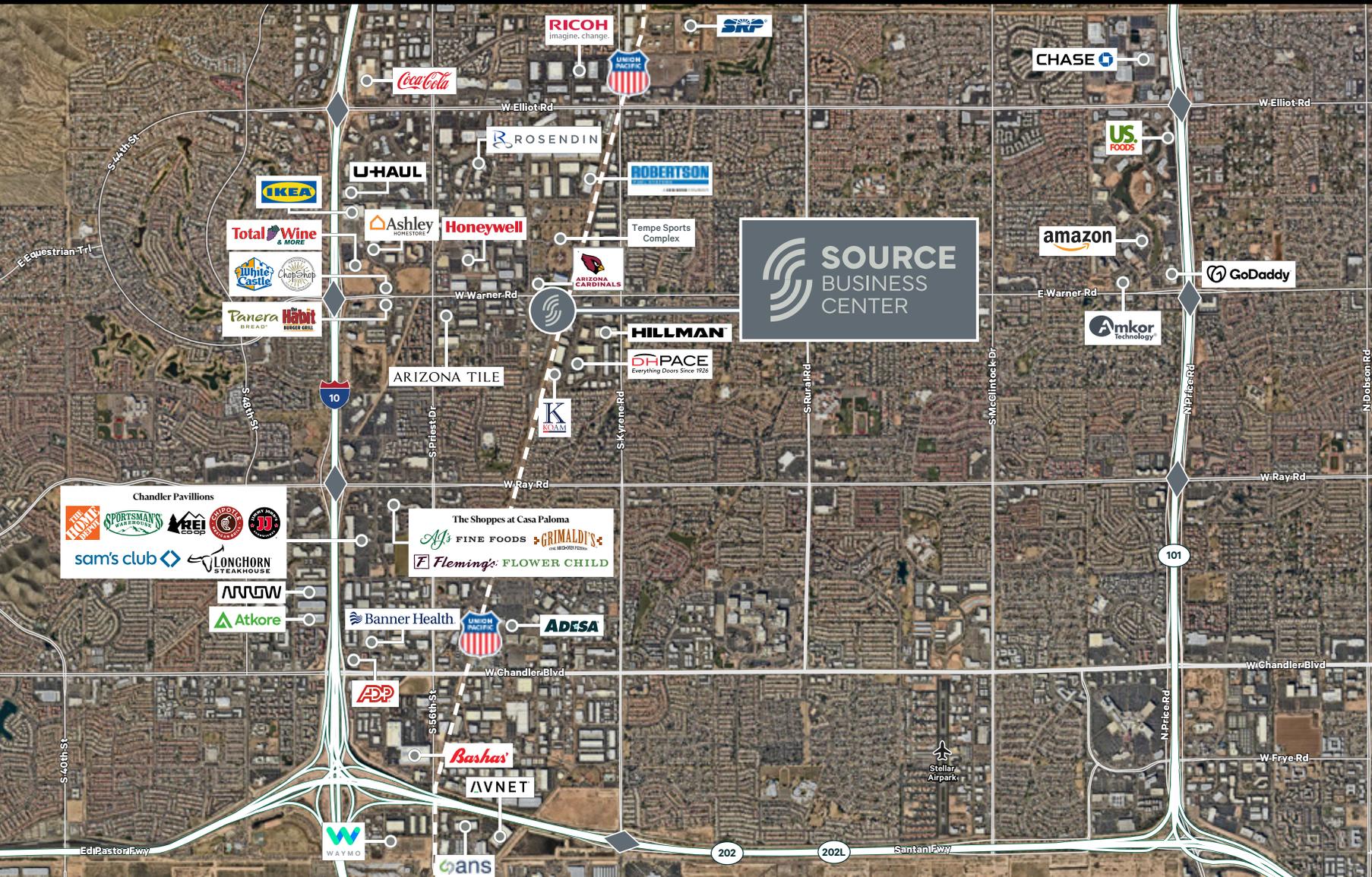
Electrical Distribution Gear

PIT LEVELERS:

6 Mechanical Pit Levelers (40,000lb SERCO
mechanical pit levelers)







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LOCATION HIGHLIGHTS



EXCELLENT ACCESS TO
I-10, Loop 101, and
Loop 202 Freeways



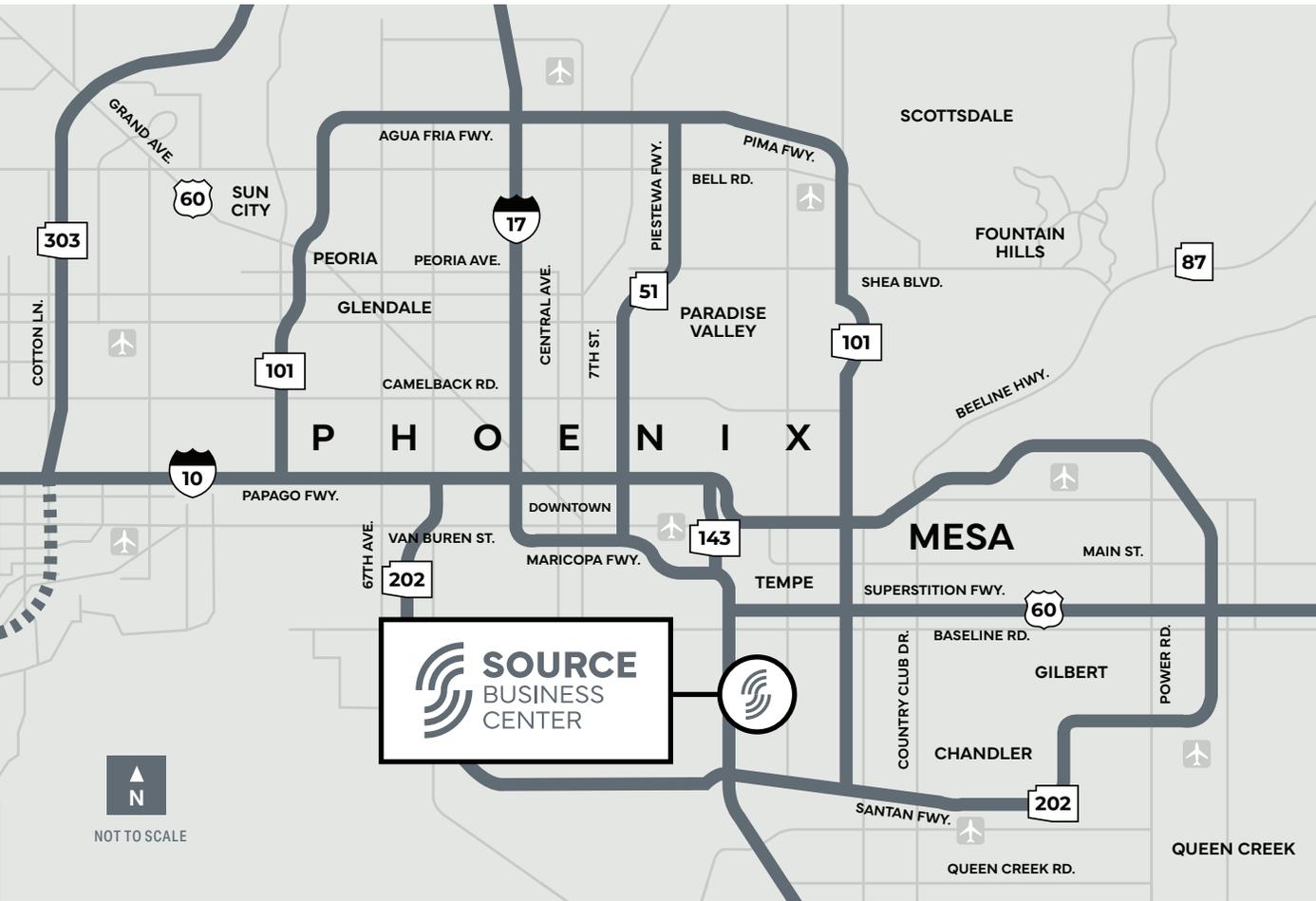
ACCESS TO
Deep Talent
Pool



ABUNDANCE OF
SURROUNDING
Retail Amenities



CLOSE PROXIMITY TO
Phoenix Sky Harbor
International Airport



AREA OVERVIEW: PHOENIX, AZ



Growing Population



Highly Educated Labor Pool



Excellent Quality of Life



Affordable, Business Friendly Environment



Close to Many Major Markets

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