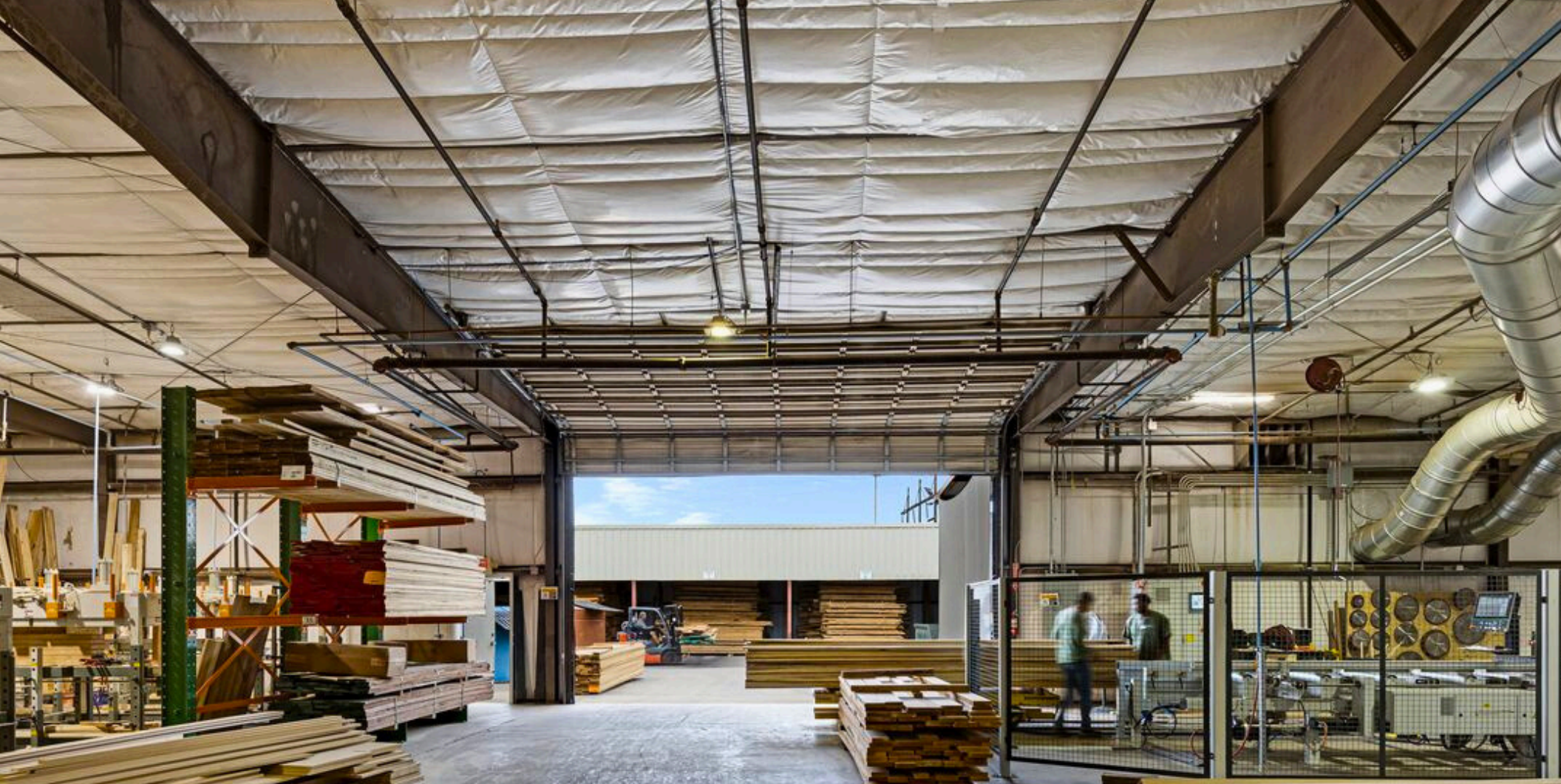


OWNER USER SALE

2605 W 1ST STREET

**ROSS
BROWN**

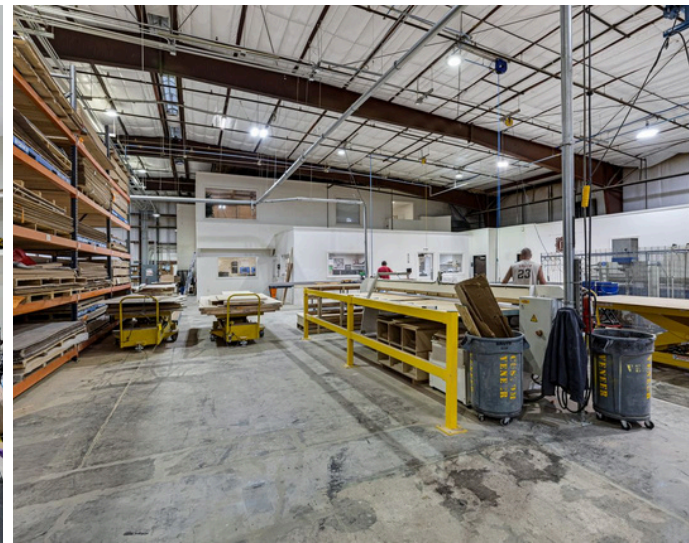




SITE FEATURES - 2605 W 1ST STREET, TEMPE, ARIZONA 85281

- +/- 44,790 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

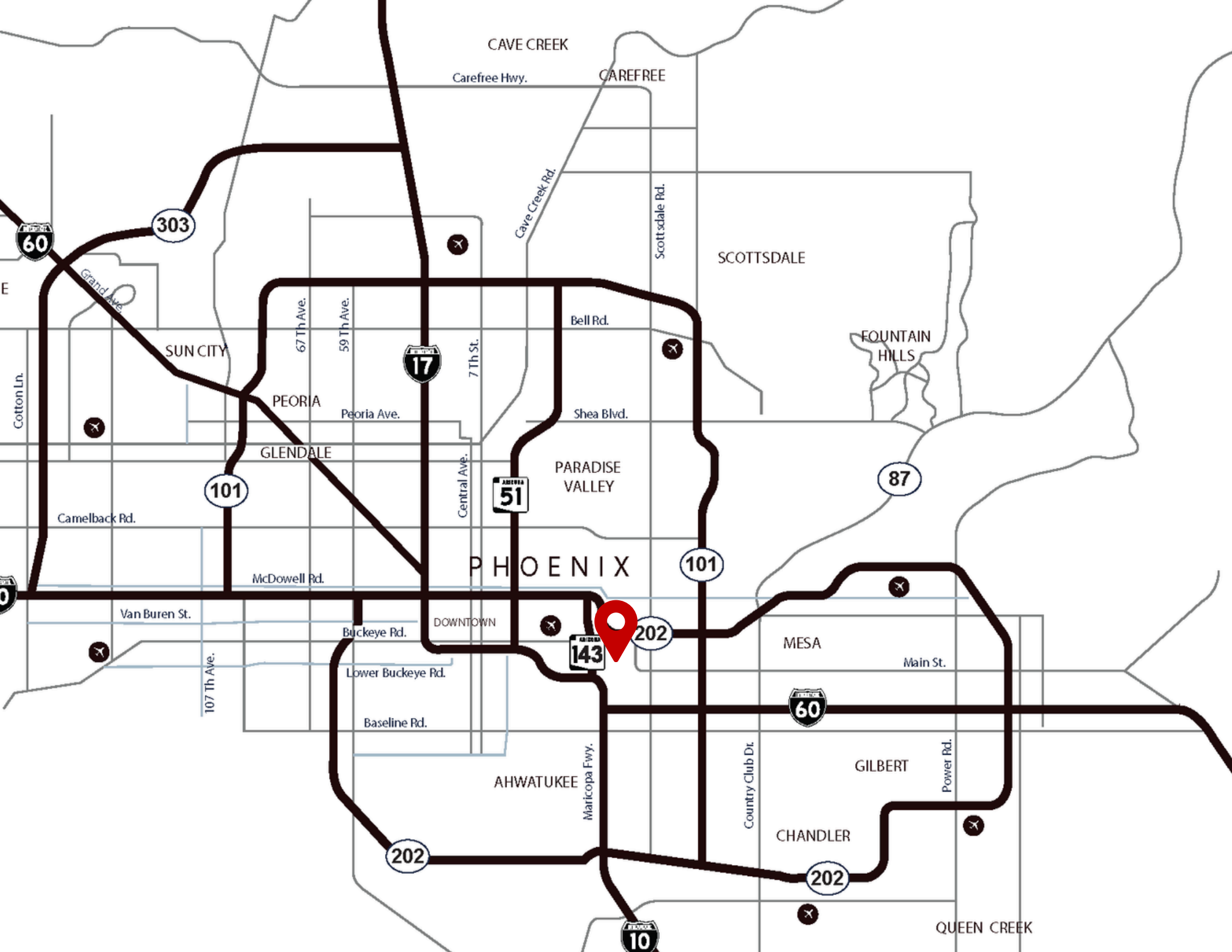
SITE PLAN



Grade Level Door



Dock High Loading Position



CAVE CREEK

Carefree Hwy.

CAREFREE

SCOTTSDALE

FOUNTAIN HILLS

PARADISE VALLEY

PHOENIX

MESA

GILBERT

CHANDLER

QUEEN CREEK

303

60

101

17

51

87

101

143

202

202

60

202

10

SUN CITY

PEORIA

GLENDALE

DOWNTOWN

AHWATUKEE

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