

TEMPE INDUSTRIAL / FLEX PROPERTY FOR LEASE

910 S HOHOKAM DR | TEMPE, AZ 85281

DOWNTOWN
PHOENIX



LEVROSE
COMMERCIAL REAL ESTATE

TCN
WORLDMAR
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PROPERTY DETAILS



LEASE RATE:
\$1.40/SF NNN
NNNs: \$0.16/SF



BUILDING SIZE:
±62,150 SF



LOT SIZE:
±160,043 SF



PARKING:
80 Spaces



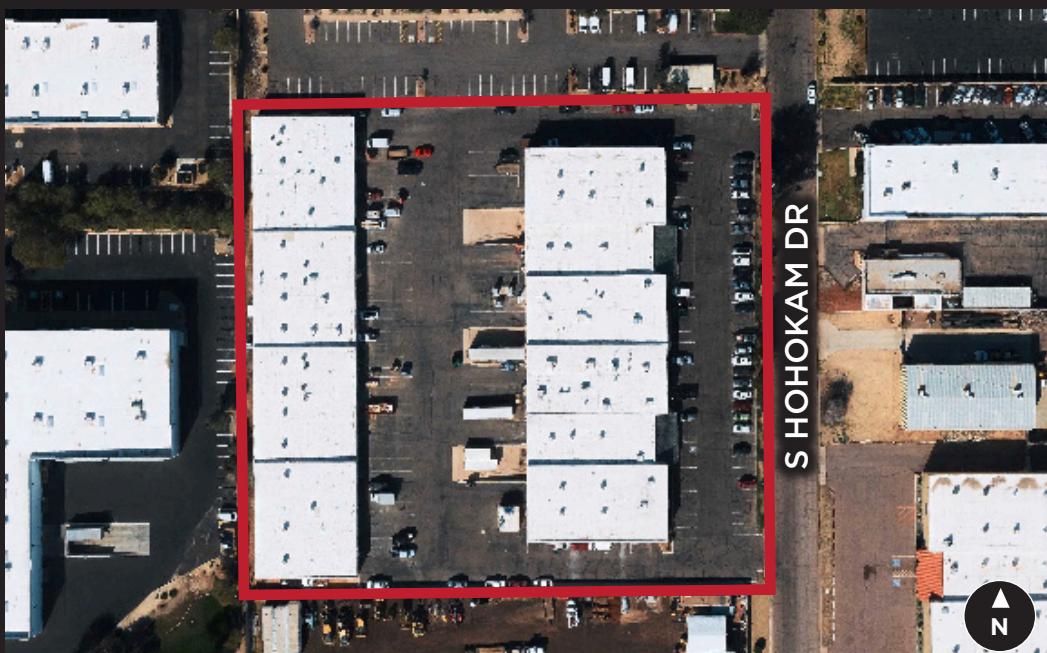
PARCEL:
139-48-004S



YEAR BUILT:
1974



ZONING:
GID, Tempe



PROPERTY HIGHLIGHTS

- Close proximity to ASU
- 3 Phase power
- Multi-tenant industrial
- Recently paved parking lot
- Multiple grade level doors
- Multiple truck wells
- 22 total suites
- Excellent freeway access (143, 101, 202, US60)
- Suites 103 & 104 can be contiguous
- Suites 103 & 104 have ±800 Amps, 208V, 3 Phase
- Suites 115/116 have 200 Amps, 3 Phase, 220V
- Full LED lighting in Suites 115 & 116 warehouse

**Suites 103 & 104 will be ready by mid October - floor plan coming soon

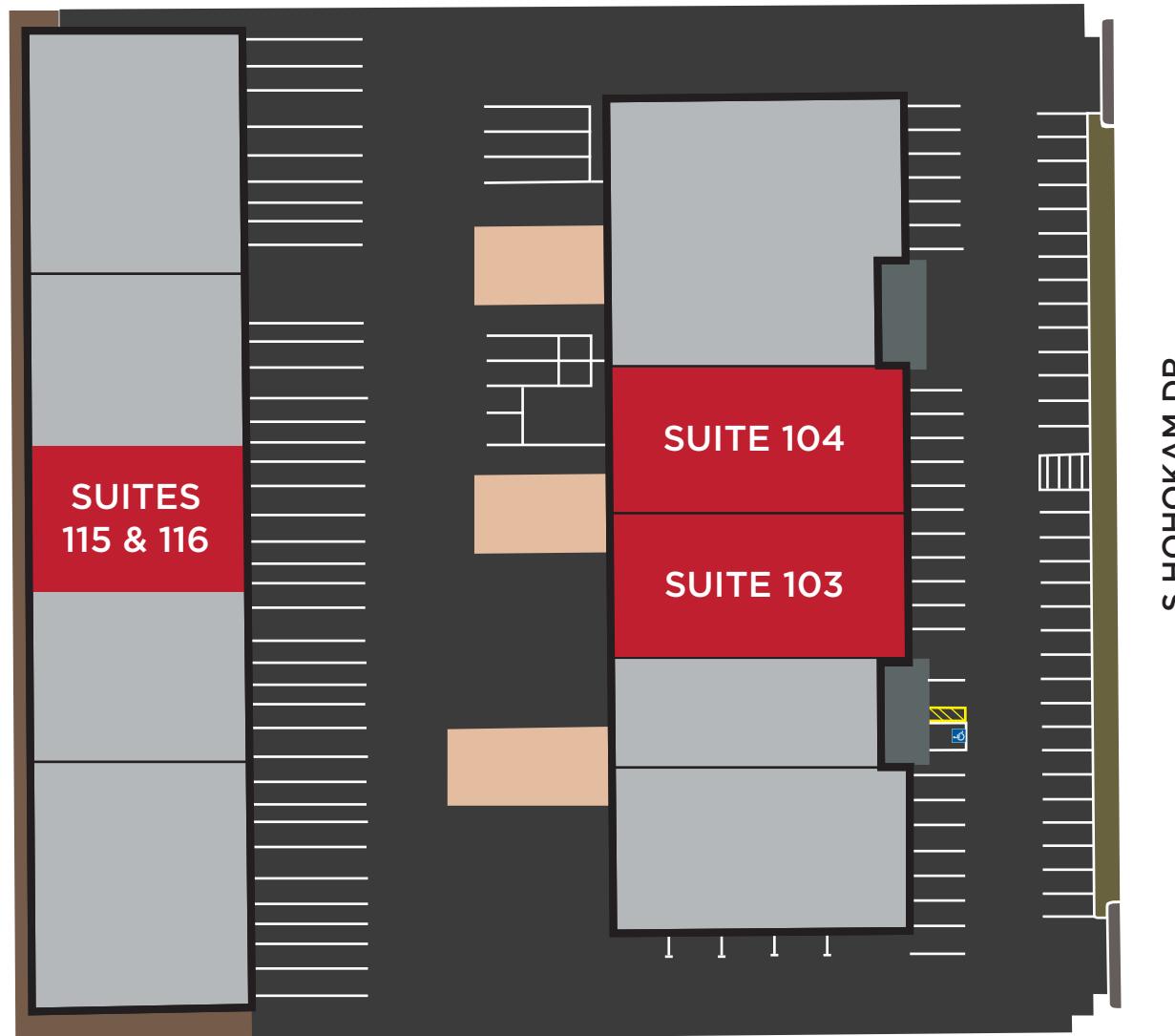


This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

PROPERTY PHOTOS



SITE PLAN

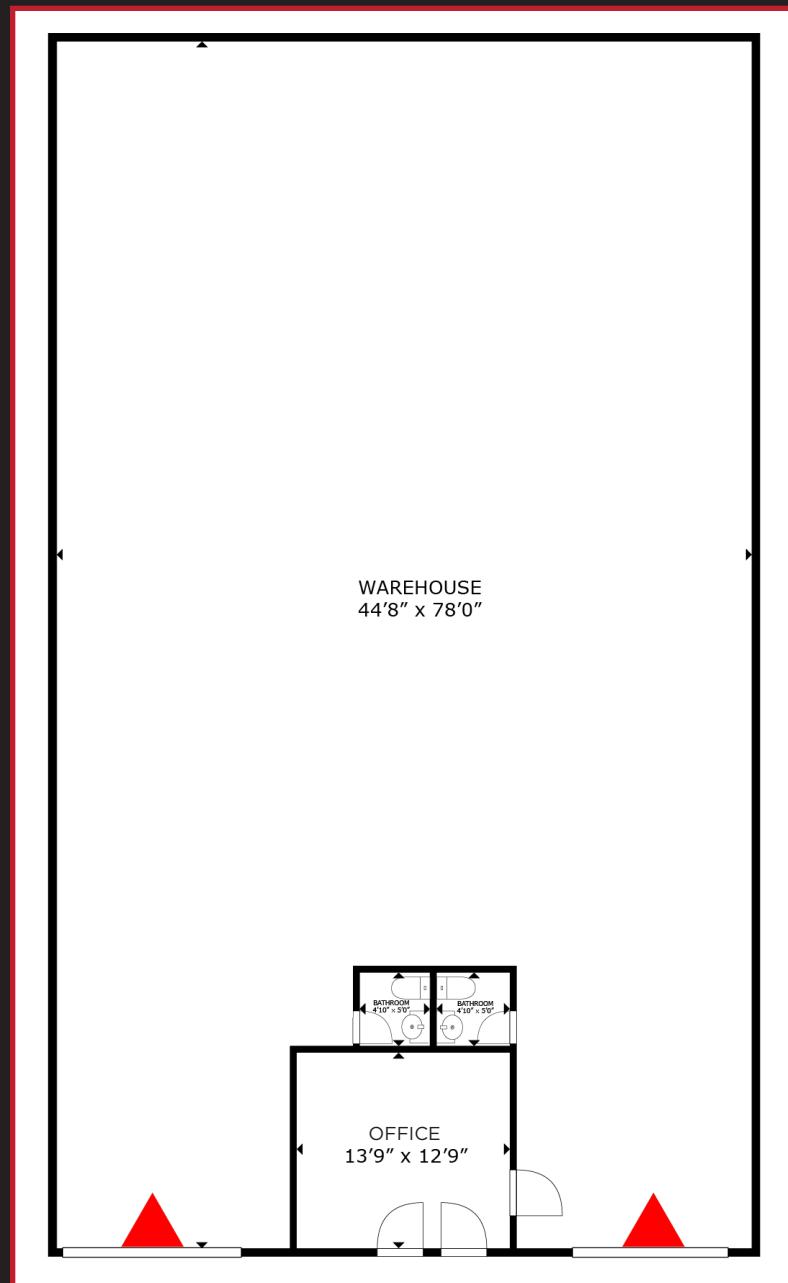


FLOOR PLAN | CLICK TO VIEW VIRTUAL TOUR

Suites 115 & 116:
±3,600 SF

SUITE HIGHLIGHTS

- 2 bathrooms, 1 private office
- 200 amps of power, 3 phase, 220 V
- One (1) 10' x 10' grade level door (left side)
- One (1) 8' x 8' grade level door (right side)
- Fire sprinklered
- Full HVAC
- 5% office / 95% warehouse
- Full LED lighting in warehouse



 = Grade Level Door

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AERIAL



CITY OVERVIEW

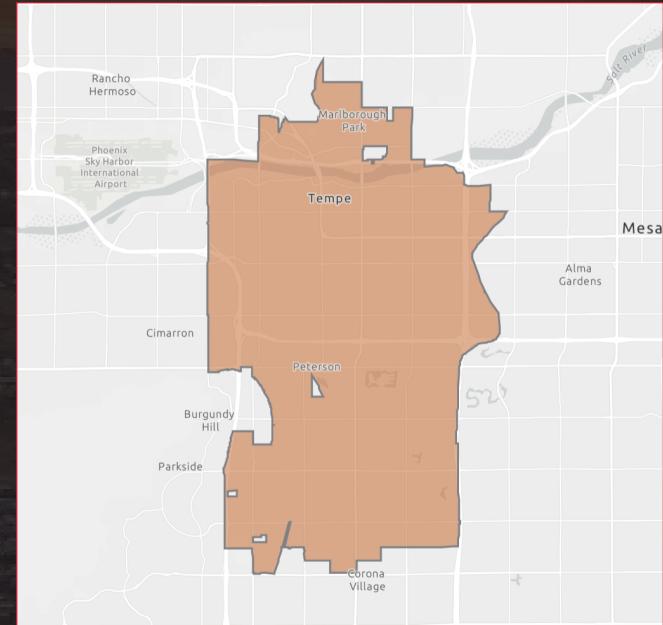
TEMPE, AZ



132K +
TOTAL POPULATION



\$99K +
AVG HH INCOME



INTEGRATED EMPLOYMENT & INFRASTRUCTURE ZONE

Tempe stands out as one of Greater Phoenix's most transit connected and employment dense communities. The city benefits from immediate access to Sky Harbor International Airport, major freeway networks, and Valley Metro's light rail and streetcar systems. Home to over 225,000 jobs and a strong base of bioscience, tech, and academic institutions, Tempe's growth is closely tied to Arizona State University's expanding innovation districts. Investments in smart city infrastructure and sustainability initiatives further reinforce its role as a regional center for forward-thinking development.

VIBRANT URBAN CORE & CULTURAL ENERGY

Tempe continues to fuel real estate momentum through its unique combination of culture, education, and walkability. The city hosts more than 50 annual events and festivals, anchors Big 12 athletic facilities, and boasts attractions such as Tempe Town Lake, Mill Avenue, and Tempe Center for the Arts. The addition of lakefront developments and projects like Culdesac Tempe—America's first car-free community—bolsters multifamily and mixed use demand. Tempe's combination of urban living and lifestyle infrastructure positions it as a magnet for employers and professionals.

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