

TEMPE INDUSTRIAL OWNER/USER OPPORTUNITY

205-209 South McClintock Drive - Tempe, Arizona 85288



NICK MINER, CCIM

Direct Phone: (480) 612-0384
Mobile Phone: (480) 226-8037
nick.miner@orionprop.com



JAMES "J.T." TAYLOR

Direct Phone: (480) 868-2671
Mobile Phone: (480) 225-6484
jt.taylor@orionprop.com



PROPERTY OVERVIEW

Sale Price: \$1,600,000

Building Size: ± 7,676 SF

Price PSF: \$208

Lot Size: ± 0.44 Acres (19,166 SF)

Clear Height: 12'0"

Doors: (4) Roll-up Doors - 10' x 10'

Year Built: 1964

Zoning Designation: GID, City of Tempe

Parcel/APN: 132-41-008; 009

Construction: Masonry

Outside Storage: Yes

Traffic Counts: McClintock Dr: 33,219 VPD
Rio Salado Pkwy: 32,880 VPD
Loop 202: 165,513 VPD



This Owner/User Opportunity is located in the highly sought-after Smith Innovation Hub Industrial Park in Tempe, Arizona. The Seller has approved plans to convert the property to a ghost kitchen/catering facility. The Property has been converted to “shell” condition in the inside to allow for a turnkey buildout by a prospective buyer.

PROPERTY PHOTOS *Tempe, Arizona*



INTERIOR PHOTOS *Tempe, Arizona*



TEMPE INDUSTRIAL OWNER/USER

Looking West



NICK MINER, CCIM

Direct Phone: (480) 612-0384 Mobile Phone: (480) 226-8037
nick.miner@orionprop.com

JAMES "J.T." TAYLOR

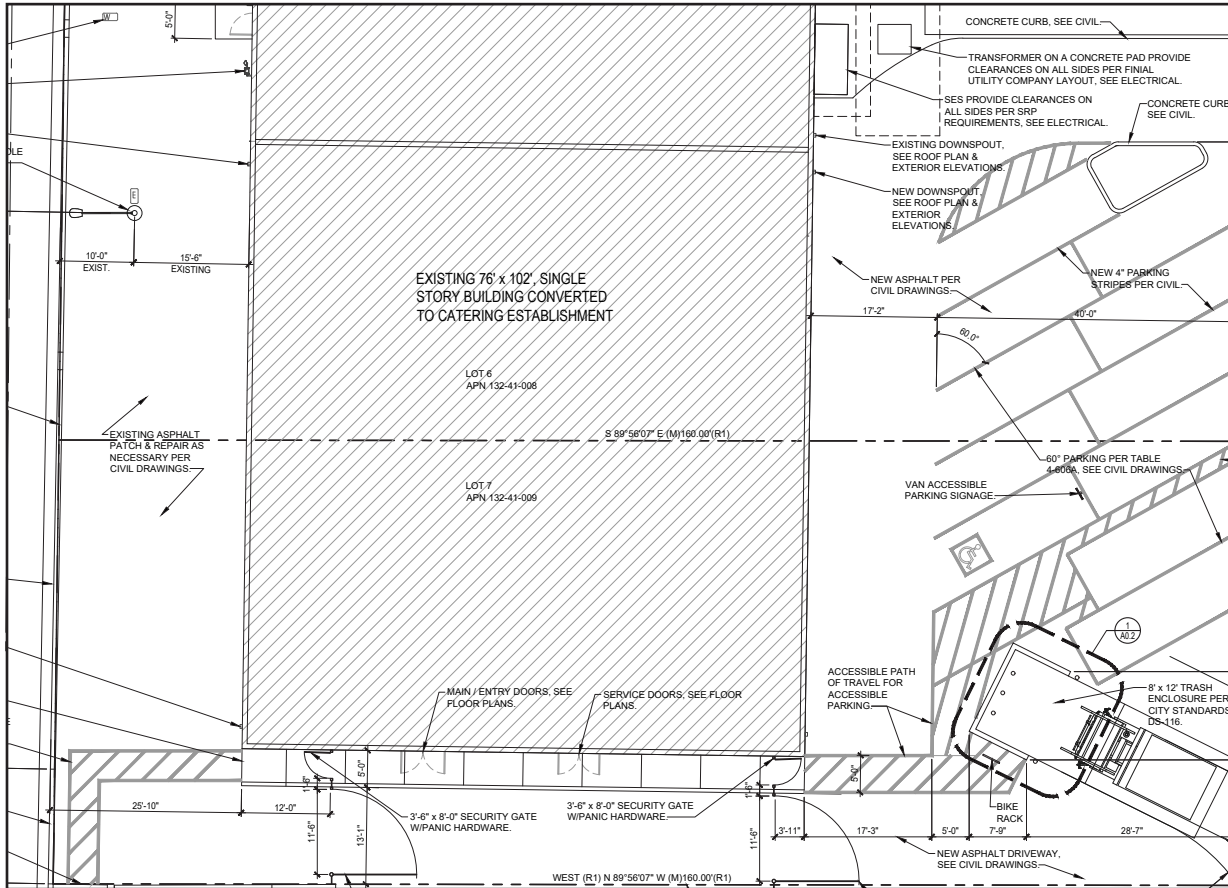
Direct Phone: (480) 868-2671 Mobile Phone: (480) 225-6484
jt.taylor@orionprop.com

Proposed Ghost Kitchen/Catering Facility

SITE PLAN: ± 7,676-square-feet



ZONED GID,
CITY OF TEMPE



LOCATED IN SMITH
INNOVATION HUB



MINUTES FROM **LOOP
202, ARIZONA STATE
UNIVERSITY**

SMITH INNOVATION HUB *Tempe, Arizona*



The Smith Innovation Hub is approximately 302 acres (1/2 square mile) with mostly light industrial and office uses. It is bounded by Rio Salado Parkway, Loop 101, University Drive and McClintock Drive. It was selected for the pilot area because of its unique innovation ecosystem near current and planned transit investments, adjacency to the ASU Novus Innovation Corridor and other amenities and variety of uses already in place.

Background: The Innovation Hub Initiative was approved by Tempe City Council on March 1, 2018. It is an economic development initiative to enhance key employment corridors to promote new investment, job creation and placemaking that attracts and retains a quality workforce. Eight hubs were identified and the Smith Innovation Hub was selected for the pilot project.

- Purpose:** The purpose of the City's efforts is to:
- Guide public and private infrastructure improvements
 - Identify and prioritize infrastructure needs for short- and long-term timeframes
 - Provide planning-level costs and prepare an implementation plan

Implementation: Projects will be phased in over time, as funding becomes available, using this plan as a guide for many years to come. City staff will also continue to work with private developers to provide opportunities to implement infrastructure or fund improvements



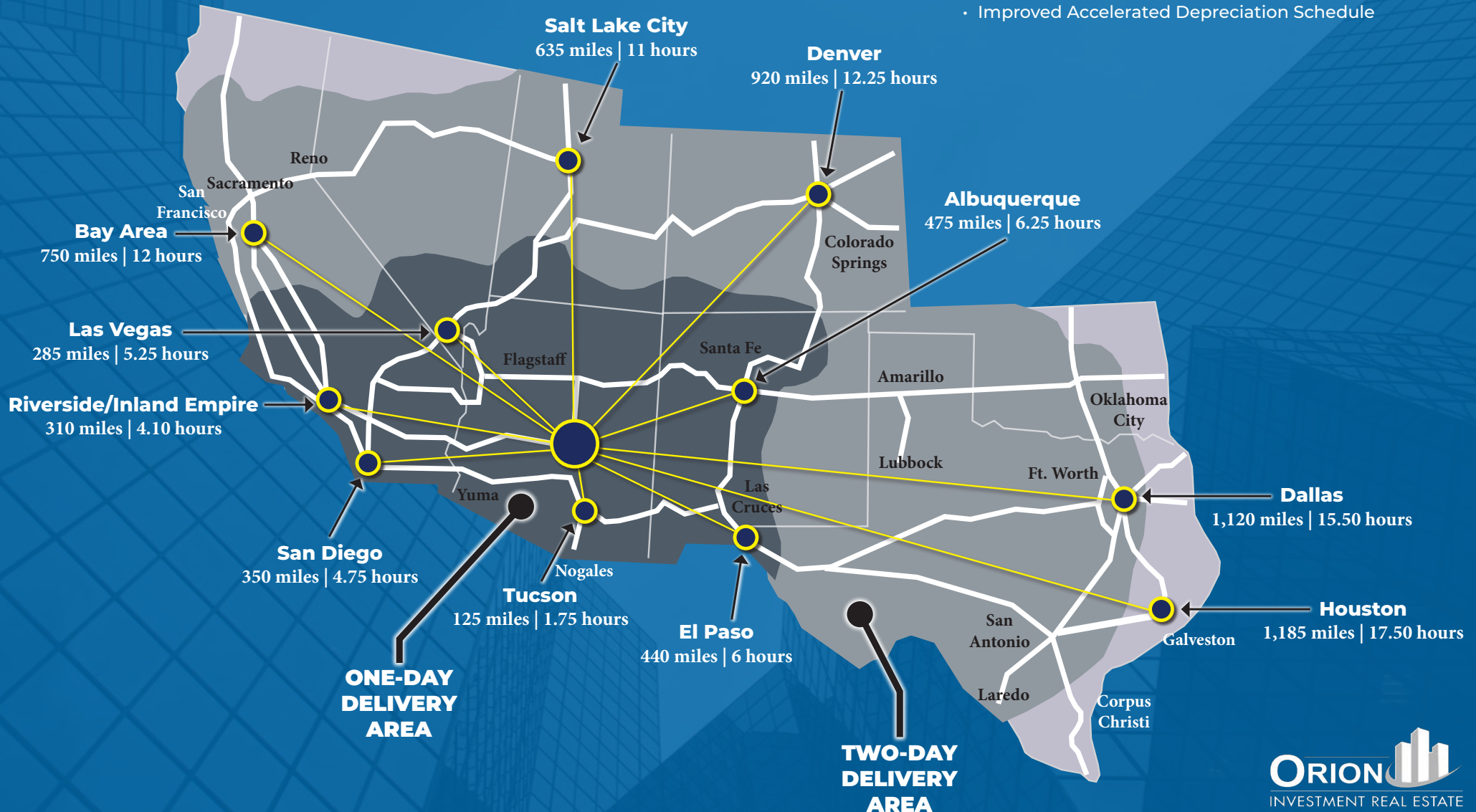
AERIAL MAP *Tempe, Arizona*



MULTI-MODAL ACCESS TO KEY WESTERN U.S. MARKETS

ARIZONA COMPETITIVENESS:

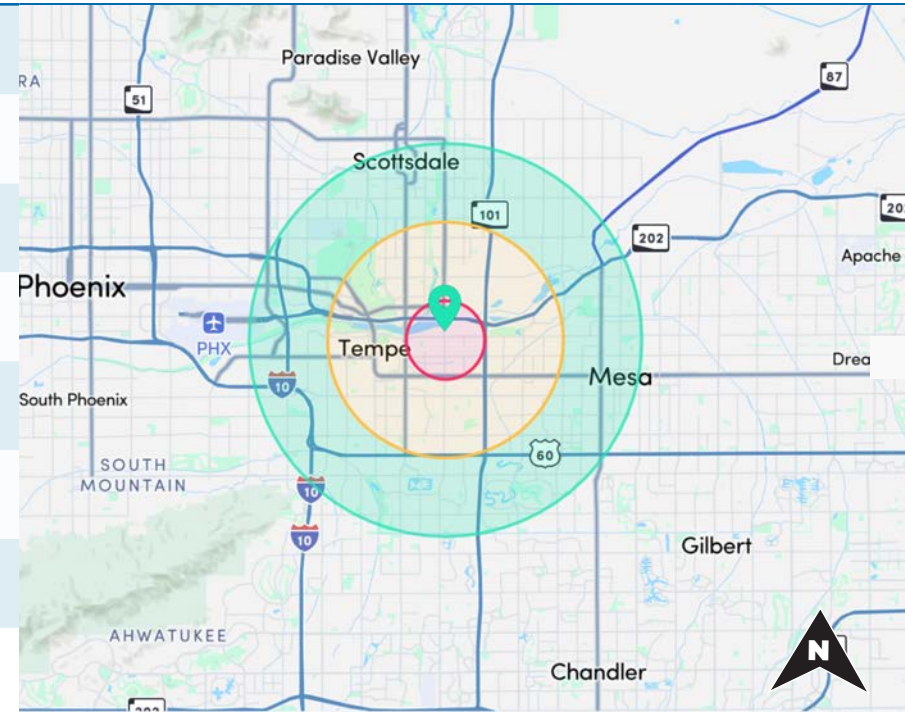
- Quality Jobs Income Tax Credits
- Job Training Reimbursable Grants
- R&D Tax Credit
- Qualified Facility Tax Incentives
- Renewable Energy Tax Program
- 100% Electable Sales Factor for Multi-State Corporations
- 30% Reduction in Corporate Income Tax Rate
- Improved Accelerated Depreciation Schedule



DEMOGRAPHICS *1, 3, 5 MILE RADIUS OF SITE*

2023 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	23,977	209,088	565,317
Estimated Population:	13,077	140,747	348,470
2028 Proj. Residential Population:	13,799	152,674	378,250
Average Household Income:	56,973	88,794	95,704
Total Employees:	10,900	68,336	216,847
Median Age:	25.5	31.6	33.1
Housing Units:	7,416	69,848	169,893
Total Households:	6,728	64,267	156,845

DEMOGRAPHIC RADIUS RINGS



✓ 5 Mile
Daytime Population
565,317

✓ 5 Mile
Avg. Household Income
95,704

✓ 5 Mile
Median Age
33.1

✓ 5 Mile
Total Employees
216,847

NOVUS
Innovation Corridor

SUBJECT



ORION
INVESTMENT REAL ESTATE

ORION Investment Real Estate

7150 East Camelback Road, Suite 425
Scottsdale, Arizona 85251



NICK MINER, CCIM

Direct Phone: (480) 612-0384
Mobile Phone: (480) 226-8037
nick.miner@orionprop.com



JAMES "J.T." TAYLOR

Direct Phone: (480) 868-2671
Mobile Phone: (480) 225-6484
jt.taylor@orionprop.com

ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.