

# ORION COMMERCE PARK



## INDUSTRIAL/OFFICE FOR LEASE

### FOR MORE INFORMATION, PLEASE CONTACT:

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### COMMERCIAL PROPERTIES INC.

2323 W University Dr

Tempe, AZ, 85281

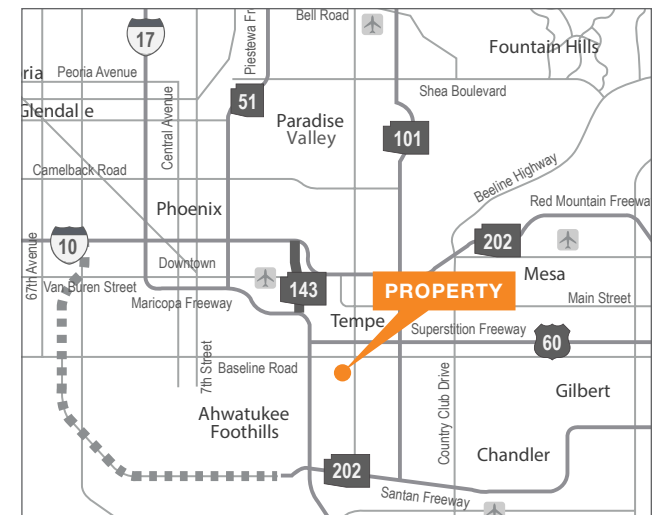
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110, 124, 136, & 148 W ORION ST, 6100 & 6202 S MAPLE AVE, 125 W GEMINI DR, 6105 & 6125 S ASH AVE  
TEMPE | ARIZONA | 85283

## PROPERTY FEATURES

- ±177,591 SF – Multi-Tenant Industrial Park
- Adjacent to US-60 & I-10 Freeways, Minutes from Sky Harbor International Airport
- Suites Range from 25% - 100% Office Buildout
- Zoned GID
- 10' - 16' Clear Height
- 8'x8' & 10'x10' Grade Level Doors
- Abundant Parking



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## SITE PLAN

UNDER NEW OWNERSHIP



**6105 S Ash Ave (Bldg A) - ±9,381 SF**  
Suites A1-8

**6125 S Ash Ave (Bldg B) - ±9,203 SF**  
Suites B1-8

**148 W Orion St (Bldg C) - ±8,773 SF**  
Suites C1-7

**136 W Orion St (Bldg D) - ±22,047 SF**  
Suites D1-10

**125 W Gemini Dr (Bldg E) - ±39,949 SF**  
Suites E1-20

**110 W Orion St - ±19,562 SF**  
Suites 133-145

**124 W Orion St (Bldg F) - ±19,632 SF**  
Suites F1-10

**6100 S Maple Ave - ±30,003 SF**  
Suites 101-119

**6202 S Maple Ave - ±19,041 SF**  
Suites 120-132

■ AVAILABLE ■ OCCUPIED

### AVAILABILITIES

BLDG	SUITE	SF	OFC. %	OFFICE LAYOUT
6105	A1-A3	±3,508	35%	2 Reception, 3 Offices, 3 Restrooms
6105	A4	±1,390	25%	Reception, Office, Break Room, Restroom
148	C2	±2,150	-	Available 1/1/26
148	C3-4	±2,887	45%	Reception, 3 Offices, Bull Pen, Break Room, 2 Restrooms
136	D1-D3	±4,500	35%	Reception, 3 Offices, Break Room, 2 Restrooms
136	D4-D5	±3,000	35%	Reception, 5 Offices, Break Room, Restroom
125	E1-2	±3,955	75%	Reception, 11 Offices, Conference Room, Bull Pen, Break Room, 2 Restrooms
110	133-135	±6,177	-	2 Receptions, 4 Offices, Conference Room, 2 Restrooms
6100	112	±1,632	40%	Reception, 2 Offices, Conference Room, Restroom

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SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

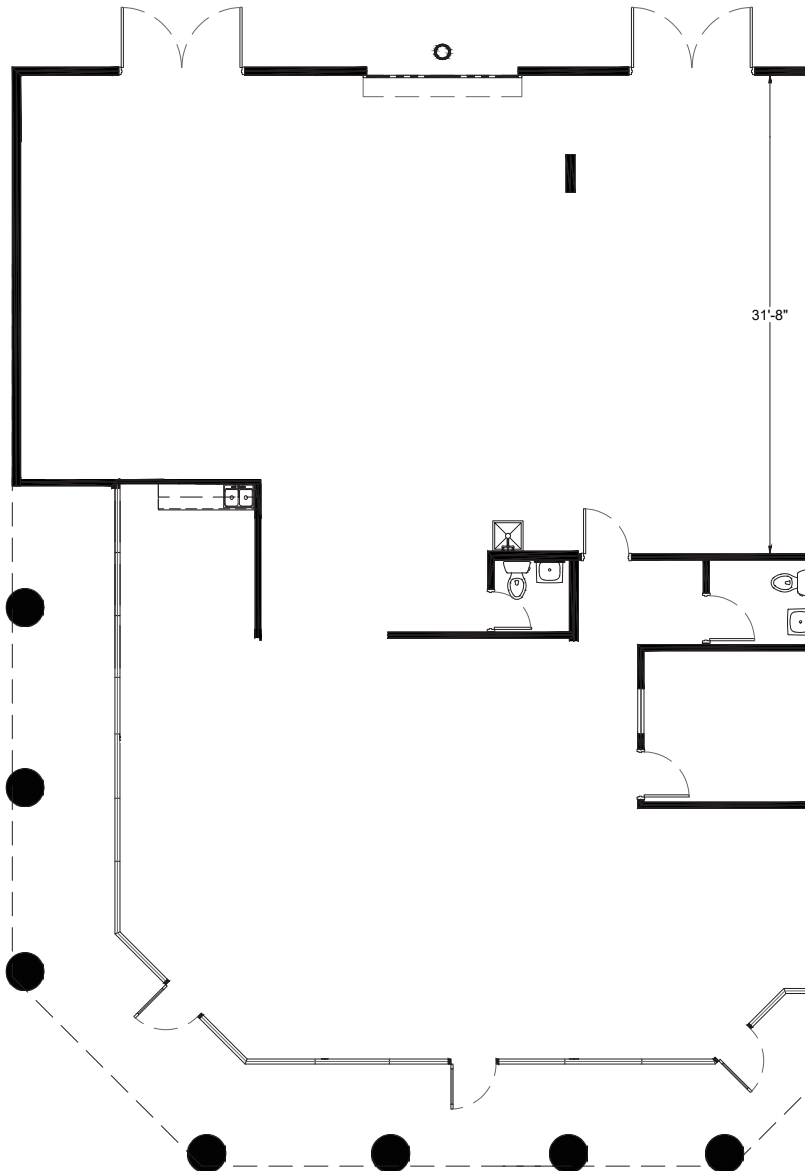
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# ORION COMMERCE PARK

6105 S ASH, A1-3 (±3,508 SF)

UNDER NEW OWNERSHIP



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110, 124, 136, 148 W ORION ST

6100 & 6202 S MAPLE AVE

125 W GEMINI AVE

6105 & 6125 S ASH AVE

PHOENIX, AZ 85040



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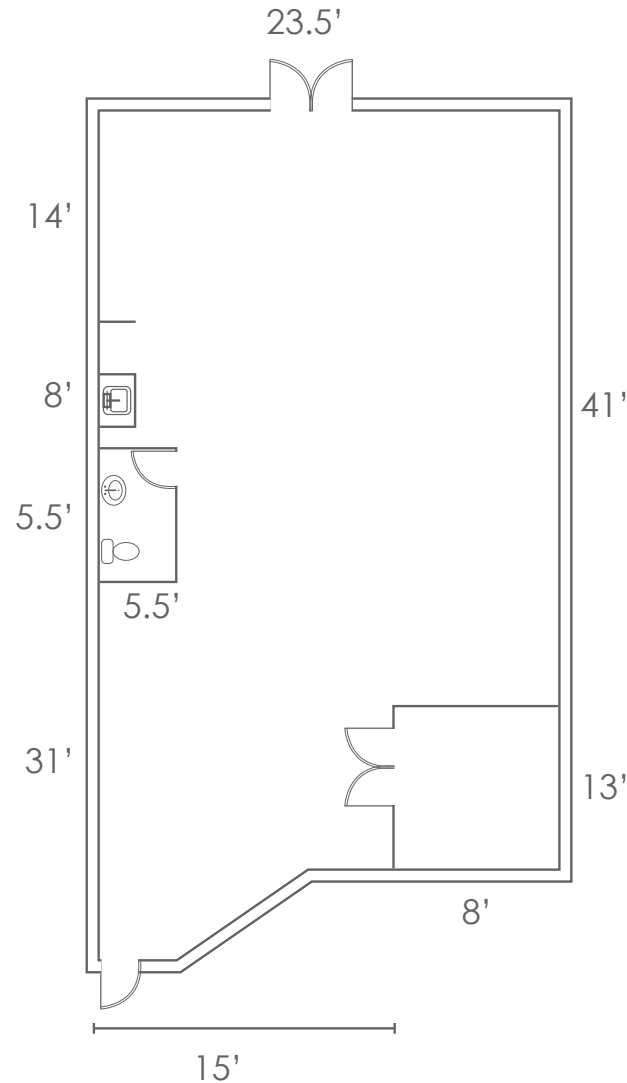
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# ORION COMMERCE PARK

6105 S ASH, A4 (±1,390 SF)

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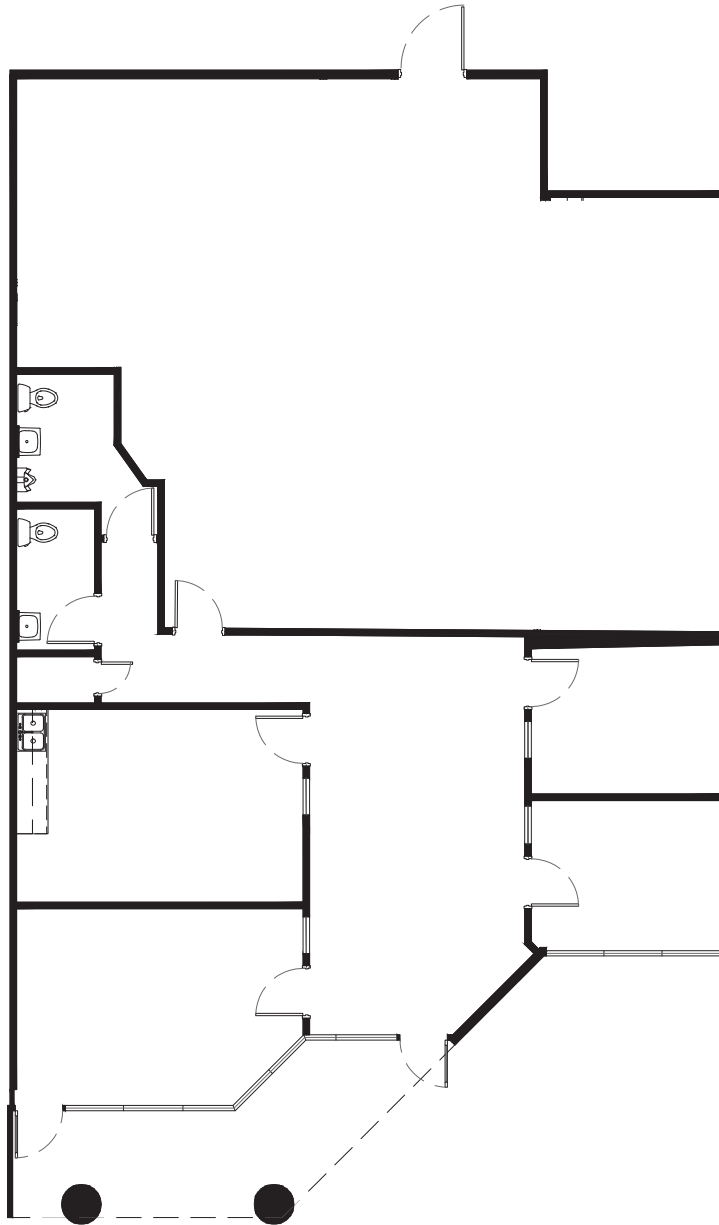
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# ORION COMMERCE PARK

148 W ORION ST, C3-4 (±2,887 SF)

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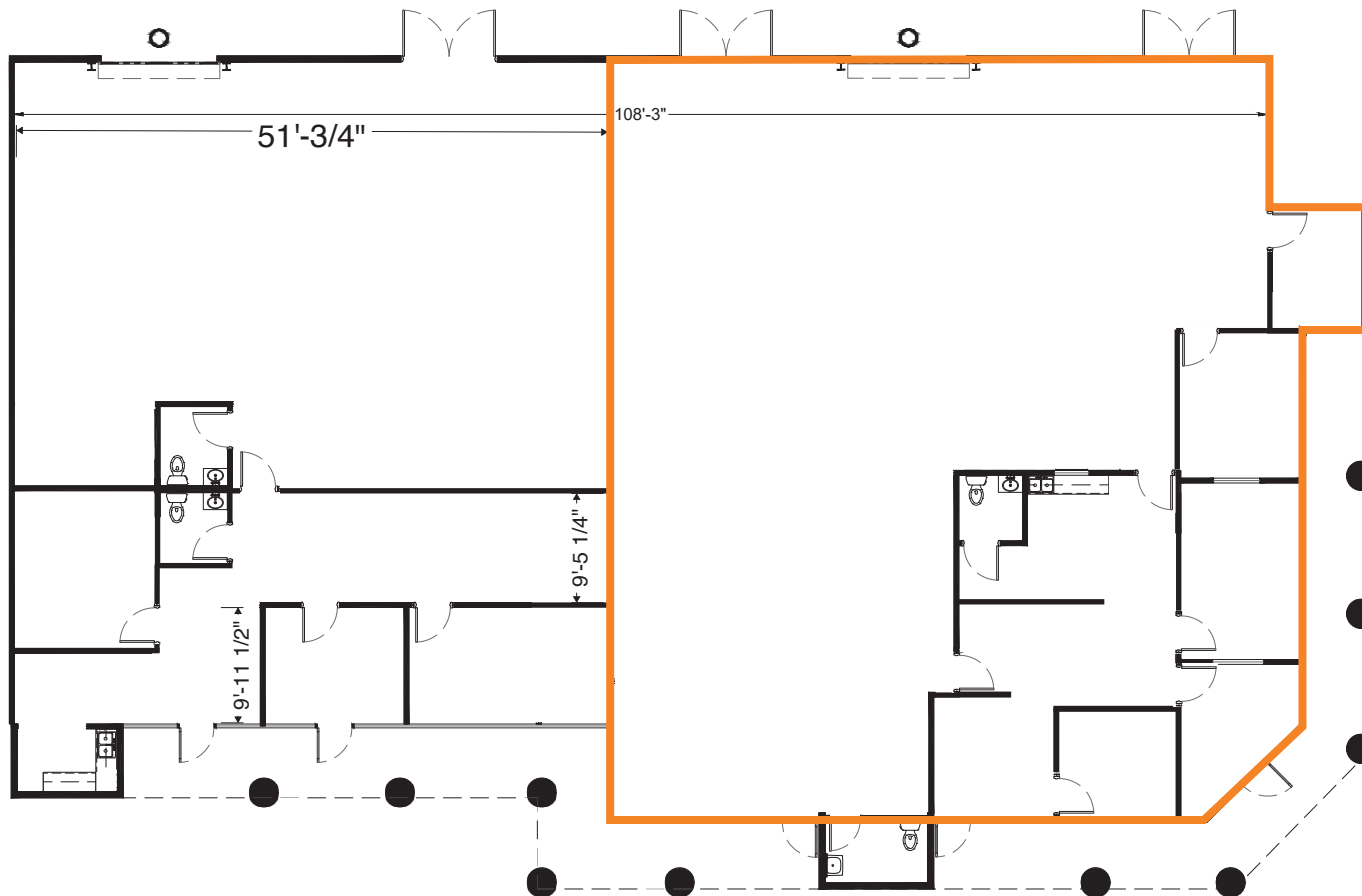
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# ORION COMMERCE PARK

136 W ORION ST, D1-D3, ±4,500 SF

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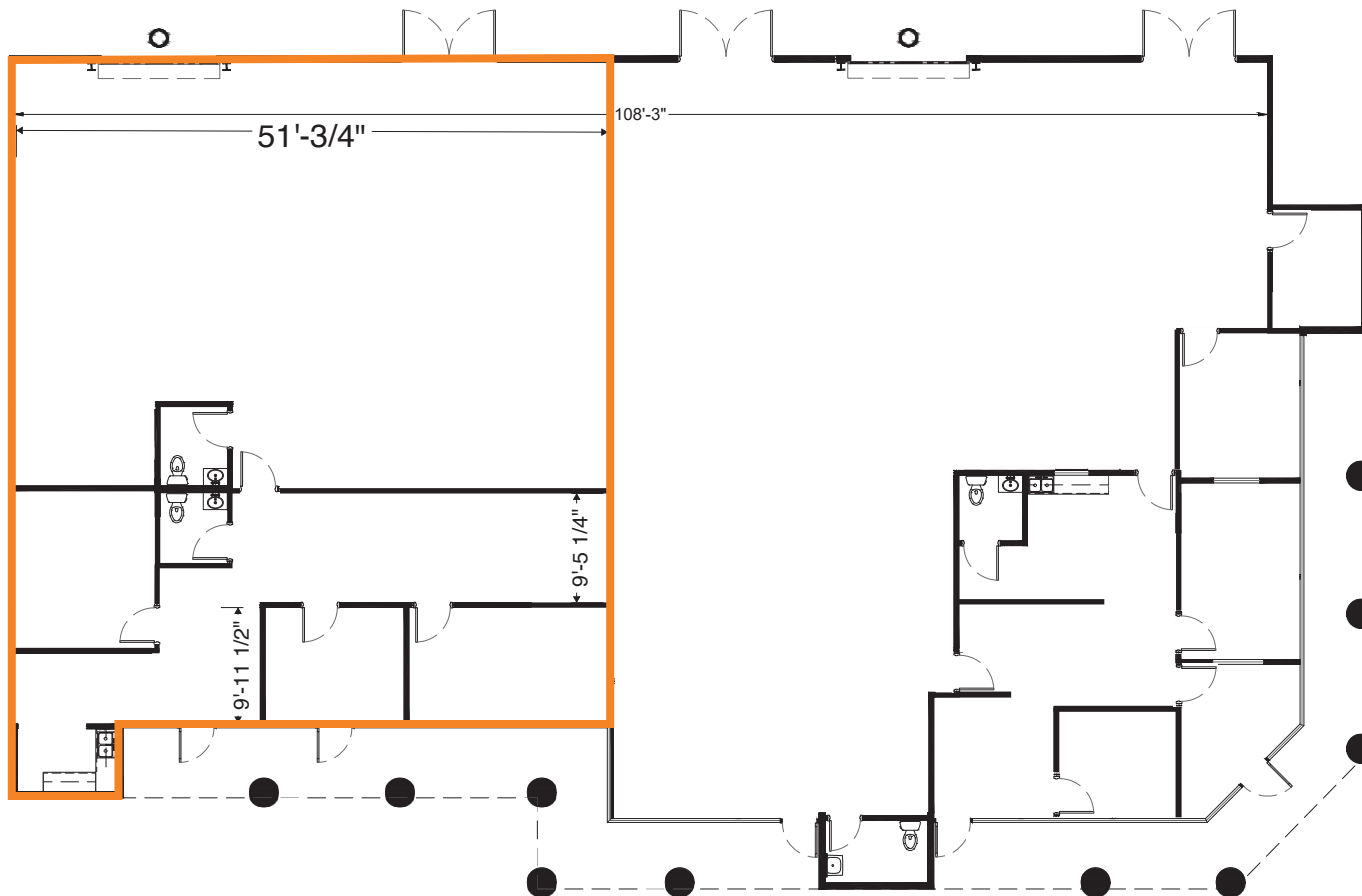
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# ORION COMMERCE PARK

136 W ORION ST, D4-D5, ±3,000 SF

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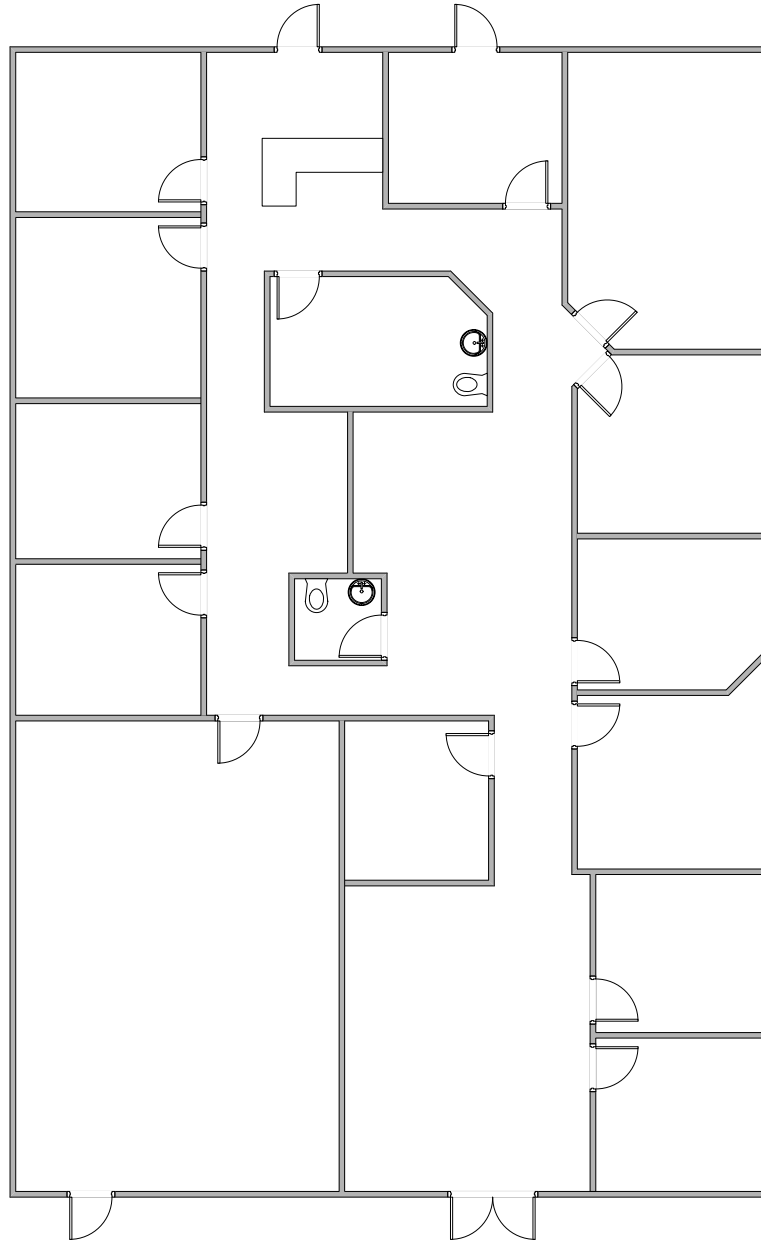
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# ORION COMMERCE PARK

125 W GEMINI DR, E1-2 (±3,955 SF)

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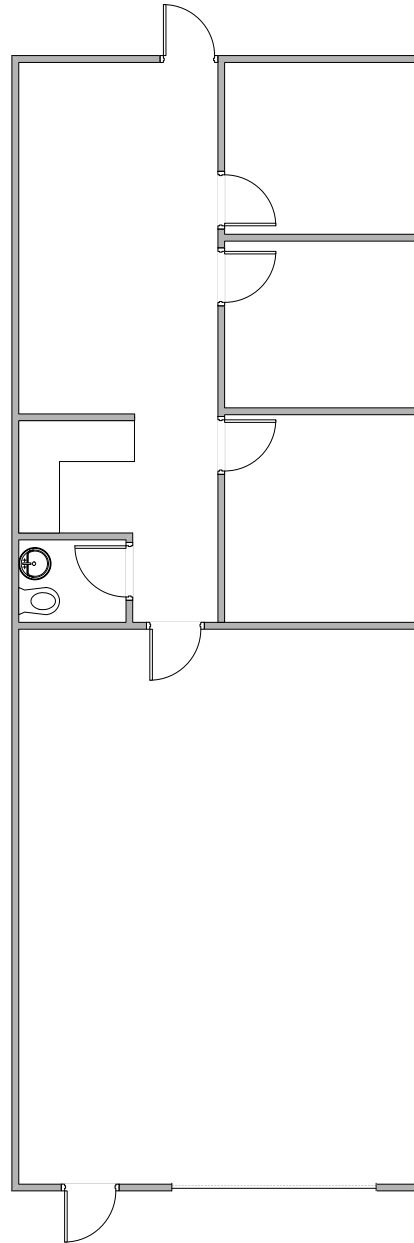
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# ORION COMMERCE PARK

6100 S MAPLE AVE, 112 (±1,632 SF)

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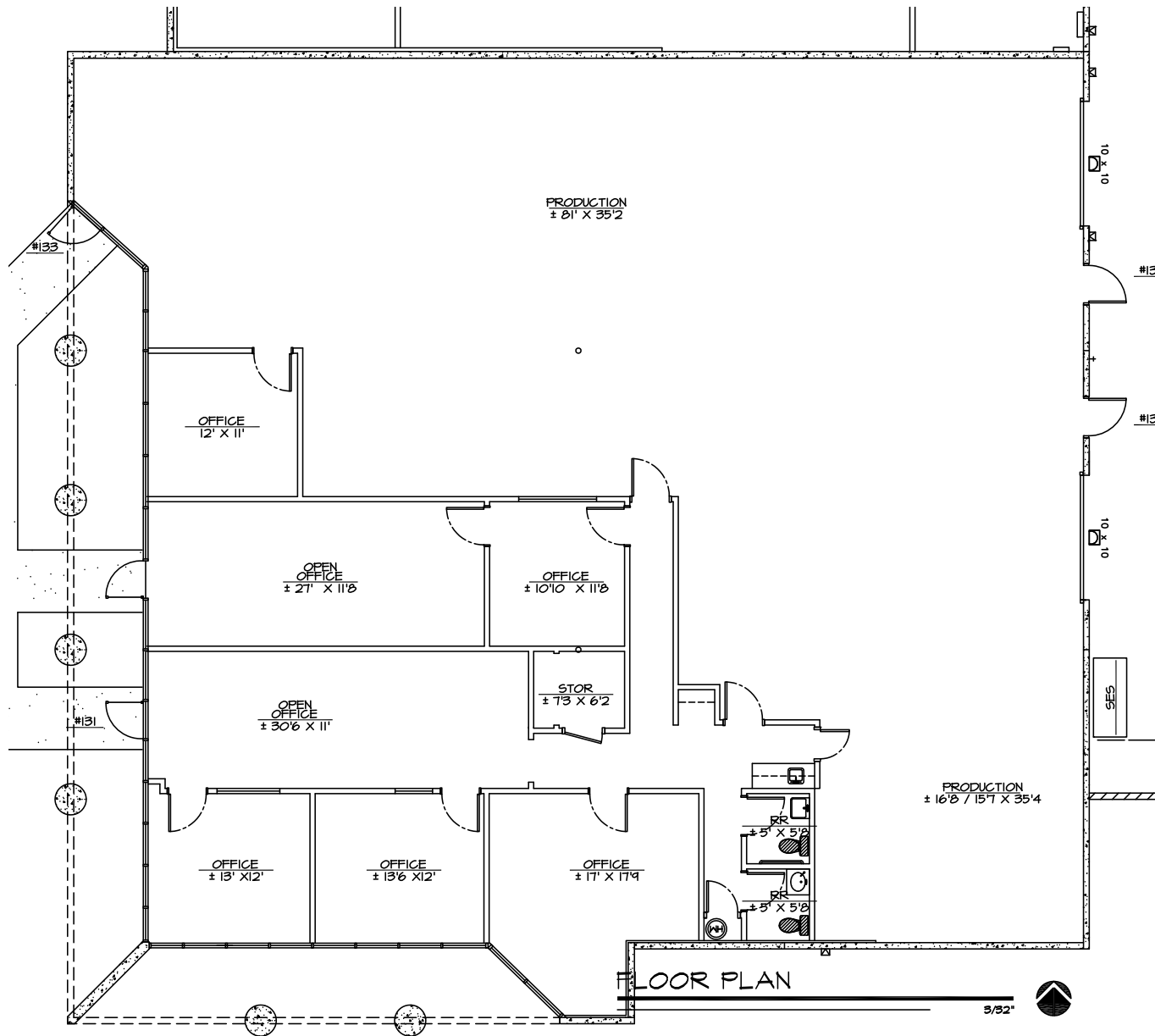
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# ORION COMMERCE PARK

110 W ORION ST, 133-135 (±6,177 SF)

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# ORION COMMERCE PARK

## AMENITIES & IMPROVEMENTS

UNDER NEW OWNERSHIP



### NEARBY AMENITIES

- Sky Harbor International Airport
- Arizona State University
- Easy Access to I-10 & US-60 Freeways

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