



**1820 E 3rd St**  
Tempe, AZ 85281

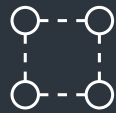
# ±4,909 SF INDUSTRIAL BUILDING

WITH A LARGE YARD  
AVAILABLE FOR SALE

**\$1,999,999** Sale Price



**(2) 10'x10**  
ROLL-UP DOORS



**±32,286 SF**  
ENCLOSED YARD



**202 & 101**  
FREEWAY ACCESS



**100% A/C**  
COOLED THROUGHOUT



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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

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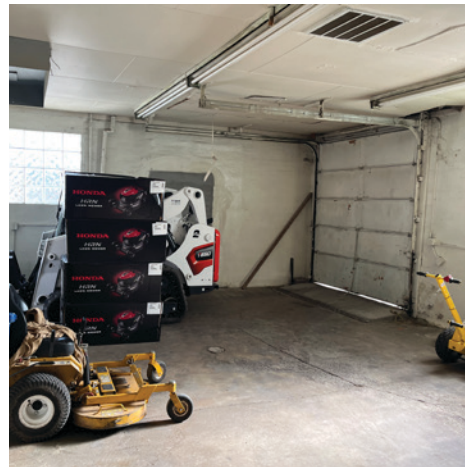
**This 4,909 SF industrial building offers a functional workspace with the added benefit of a 32,286 SF enclosed yard.**

The building features two roll-up doors for easy access, 800 AMP, 3 Phase power to support various operations, and air conditioning for a comfortable work environment. The expansive yard space, a rarity in this area, provides ample room for equipment storage, outdoor work areas, or additional parking. The property is zoned GID, allowing for a wide range of industrial uses, making it ready for your business to move in and thrive.



### VERSATILE CANOPY

Canopy offers sheltered space for storing materials, equipment, etc, protecting them from the elements



### FUNCTIONAL INTERIOR

4,909 SF of adaptable space with air conditioning and ample power to support your operations



### EXPANSIVE ENCLOSED YARD

Rare 32,286 SF yard provides ample space for storage, staging, or potential development



### STREAMLINED ACCESS

Enjoy easy access via two roll-up doors, frontage on 3rd St, and proximity to major freeways

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**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CRIFAC

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gayney Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpi.az.com

## Prime Tempe Location with Expansive Yard

Fronting E 3rd St, the location provides excellent visibility and easy access, while being conveniently close to major transportation routes like the Loop 202 and Loop 101 freeways.



### PRIME LOCATION

Situated near Tempe Marketplace and Arizona State University, this property benefits from a high-traffic area with diverse demographics and a large potential workforce.



### EXPANSIVE ENCLOSED YARD

Rarely available in Tempe, this sizable yard offers tremendous potential for various industrial uses, including storage, equipment staging, or outdoor work areas.



### CONVENIENT FREEWAY ACCESS

Easy access to the Loop 202 and Loop 101 freeways ensures seamless connectivity to the greater Phoenix metropolitan area, simplifying logistics and distribution.

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