



**±50,000 -90,522 SF
Sublease**

9310 S McKemy Street | Tempe, AZ

Property overview

Property features

- Total site: ±5.8 AC
- Building: ±90,522 SF
- Year built: 1996
- GID Zoning, City of Tempe

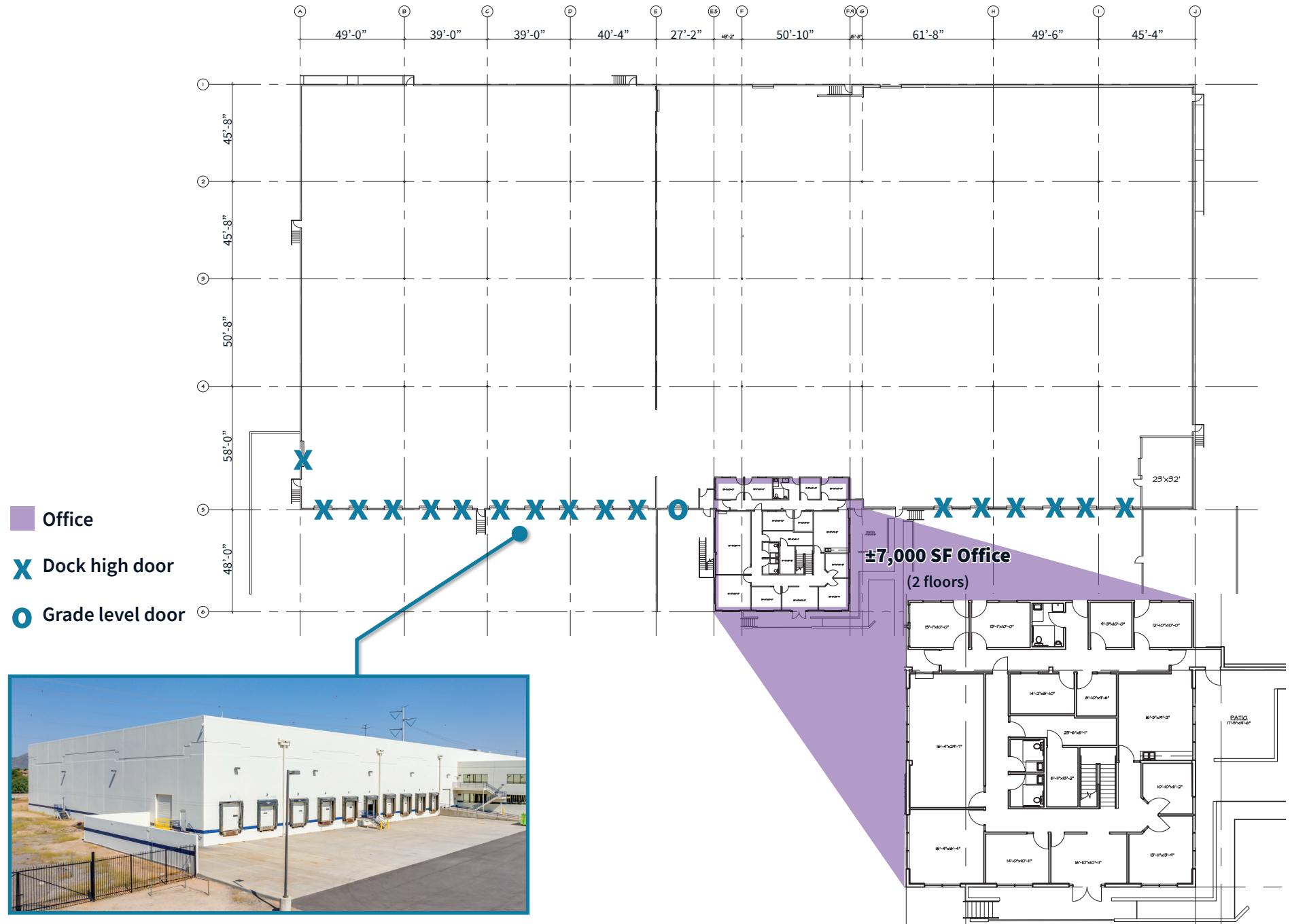
Building features

- ±50,000 - 90,522 SF for Sublease
- ±7,000 SF 2 story office
- ±30' clear height
- 16 dock high doors
- 7 edge of dock levelers
- 1 grade level door
- 2,000Amps / 277/480v, 3P
- 52' x 52' typical column spacing
- 120' truck court
- 63 parking stalls
- ±1.5 AC for potential outside storage or additional parking

Sublease through 7/31/2027



9310 S McKemy Street / Tempe, AZ



Greater Phoenix

4.9M

Phoenix has the 12th largest metropolitan area in the U.S. with 4.9M people and is projected to grow more than 42% over the next 15 years

36%

Greater Phoenix operating costs average up to 36% less than in California

72.5%

Greater Phoenix represents 72.5% of the state's economy

300,000+

More than 300,000 students attend one of the numerous, distinguished educational institutions in Metro Phoenix



 **JLL** SEE A BRIGHTER WAY

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