



# ±50,000 -90,522 SF Sublease

9310 S McKemy Street | Tempe, AZ



# Property overview

## Property features

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

## Building features

- $\pm 50,000$  -  $90,522$  SF for Sublease
- $\pm 7,000$  SF 2 story office
- $\pm 30'$  clear height
- 16 dock high doors
- 7 edge of dock levelers
- 1 grade level door
- 2,000Amps / 277/480v, 3P
- $52' \times 52'$  typical column spacing
- 120' truck court
- 63 parking stalls
- $\pm 1.5$  AC for potential outside storage or additional parking
- **Sublease through 7/31/2027**







# 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



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